



HONORING
WOMEN'S HISTORY MONTH

Boards of Commissioners Meeting

March 22, 2022

AGENDA

Regular Joint Meeting of the Boards of Commissioners of Fresno Housing

5:00PM • MARCH 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.

In-Person Location: Parc Grove Commons – 2674 East Clinton Ave., Fresno, CA

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 or ExecutiveOffice@fresnohousing.org, TTY 800-735-2929.

PAGE #

1. Call to Order and Roll Call

2. Approval of agenda as posted (or amended)

The Boards of Commissioners may add an item to this agenda if, upon a two-thirds vote, the Boards of Commissioners find that there is a need for immediate action on the matter and the need came to the attention to the Authority after the posting of this agenda.

3. Public Comment and Presentations

This is an opportunity for the members of the public to address the Boards of Commissioners on any matter within the subject matter jurisdiction of the Boards of Commissioners that is not listed on the Agenda. At the start of your presentation, please state your name and the topic you wish to speak on that is not on the agenda. Presentations are limited to a total of three (3) minutes per speaker.

4. Potential Conflicts of Interest

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

5. Governance Matters

- a. CEO's Report – Presented by Tyrone Roderick Williams
- b. Commissioners' Report

4

6. Consent Agenda

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

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a. Governance: Consideration of the Minutes of February 10, 2022 and February 22, 2022 <i>Approval of the minutes of the Board Meetings.</i>	11
b. Consideration of Adoption of Resolution Pursuant to Assembly Bill 361 – Public Agency Meetings <i>Staff recommendations regarding Public Agency Meetings.</i>	18
c. Consideration of Loan Refinancing – Dayton Square, El Cortez and The Woodside Apartments <i>Approval of the refinancing of these properties.</i>	26
7. Staff Presentations and Discussion Items	
a. Update on Strategic Initiatives <i>An overview of the Agency's strategic partnerships and partnerships, including Diversity, Equity, and Inclusion.</i>	47
b. Real Estate Development Update <i>An overview of activities and deliverables to date</i>	48
8. Adjournment	

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www.fresnohousing.org

EXECUTIVE DIRECTOR'S REPORT

TO: Boards of Commissioners

Fresno Housing

FROM: Tyrone Roderick Williams

CEO

SUBJECT: March 2022 CEO's Report

DATE: March 17, 2022

BOARD MEETING: March 22, 2022

AGENDA ITEM: 5a

AUTHOR: Various Staff

Executive Summary

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

PLACE

Overview

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

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

Development Project Overview

Name of Property	Status/Type	Address	Total 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	66%
Alegre Commons	Under Construction	130 W Barstow Avenue Fresno, CA	42	91%
Esperanza Commons (fka Mendota Farm Labor)	Under Construction	241 Tuft Street Mendota, CA	60	7%
Corazón del Valle Commons (fka Huron RAD)	Pre-Development MHP Awarded 2 nd Round 2021 TCAC Awarded April 2022 Closing <i>Proposed HCD HOME Application</i>	Fresno and 12 th Street Huron, CA	61	N/A
The Arthur @ Blackstone (fka Blackstone/Simpson)	Pre-Development NPLH, IIG, HOME Awarded 2 nd Round 2021 TCAC Awarded May 2022 Closing	3039 N Blackstone Avenue Fresno, CA	41	N/A
Sun Lodge (fka Day's Inn)	Pre-Development Homekey Awarded City of Fresno HOME Pending 2 nd Round 2021 TCAC Awarded June 2022 Closing	1101 N. Parkway Drive Fresno, CA	64	N/A
La Joya Commons (fka Firebaugh Family)	Pre-Development 2021 Joe Serna, Jr. Awarded Pending 1 st Round TCAC <i>Proposed HCD HOME Application</i>	1501 Clyde Fannon Road Firebaugh, CA	68	N/A
Citrus Gardens	Pre-Development 2021 Joe Serna, Jr. Awarded Pending 1 st Round TCAC	201 Citrus & 451 10 th St. Orange Cove, CA	30	N/A
Avalon Commons Phase I (fka Chestnut/Alluvial)	Pre-Development Pending Non-Competitive NPLH Pending City of Fresno Award	7521 N. Chestnut Ave. Fresno, CA	60	N/A
Step Up on 99 (fka Motel 99)	Pre-Development Homekey Awarded Pending HCD HHC Application Pending City of Fresno Award	1240 & 1280 Crystal Ave Fresno, CA	63	N/A

Heritage Estates (<i>fka</i> <i>Florence & Plumas</i>)	Pre-development PLHA Awarded HOME Funds Awarded	Southwest Fresno-TBD	33	N/A
San Joaquin Commons-Phase I	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

Linnaea Villas and The Villages at Broadway are set to complete construction by the end of March 2022, and are anticipating lease-up by April 2022.

FRESNO HOUSING PORTFOLIO - MANAGED ASSETS, 2/01/2021 – 2/28/2021			
	Total No. of Units	Total Vacant	Current Occupancy
CITY OF FRESNO			
City of Fresno	1135	21	97.97 %
COUNTY OF FRESNO			
County of Fresno	1265	42	96.52%%
COUNTY OF FRESNO - SEASONAL			
Seasonal Properties	193	140	27.46%

Property Management

The Property Management Team worked closely with Human Resources in the recruitment of our vacant Maintenance Technician and Property Specialist positions.

Property Management has been working on creating Standard Operating Procedures related to New Housing Laws and Regulations that take effect in 2022.

Property Management captured our Fresno Housing Safety Officers connecting with our youth; the Officers answered questions from the youth and were shooting hoops with our youth.





Parlier Orchard Apartments was one of many properties in the Central Valley that was visited by Joaquin Altoro the Administrator of Rural Housing Services. Mr. Altoro came from Washington DC with his Chief of Staff, USDA Staff came from Sacramento, Congressman Valadao and the press joined as well. During their visit we spoke about the program, we took a tour of the project and provided snacks, drinks and locally grown produce such as raisins and cuties. The group was very pleased to see the amenities provided to our residents and especially pleased with the layout of the project. The visit was a success thanks everyone who made it possible and to our staff who went the extra mile to make our guests feel at home.

Garland Gardens recently had a REAC Inspection. Through all their hard work and determination they received a much improved REAC Score of 89 B. Congratulations! Keep up the good work. We appreciate the all your efforts.

Our Maintenance Teams are busy preparing for several other REAC inspections and Opening Day at our Migrant Centers.

Our Compliance Team has been busy preparing for several upcoming audits.

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 (<i>fka Barstow Commons/The Villages at Barstow</i>)	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
The Arthur @ Blackstone (<i>fka Blackstone/Simpson</i>)	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
Project Homekey	City of Fresno Turning Point Fresno County	Partner in application to the Homekey program and operational funding to provide housing to populations most vulnerable to COVID-19
Plaza Motel	City of Fresno Fresno City College	Potential partnership to acquire, repair the property to provide transitional housing options for transitional aged youth attending Fresno City College

MANAGEMENT GOALS

The goals of management include our efforts to stabilize, focus, and extend activities to meet the mandate of our mission through good decision making related to Sustainability (staffing, finances, effectiveness, evaluation, technology, facilities); Structure (governance); and Strategic Outreach (communications, image, visibility, public affairs, policy).

Sustainability

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

FRESNO HOUSING PORTFOLIO - MANAGED ASSETS, 2/01/2021 – 2/28/2021			
	Total No. of Units	Total Vacant	Current Occupancy
CITY OF FRESNO			
City of Fresno	1135	21	97.97 %
COUNTY OF FRESNO			
County of Fresno	1265	42	96.52%%
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Our Maintenance Teams are busy preparing for several other REAC inspections and Opening Day at our Migrant Centers.

Our Compliance Team has been busy preparing for several upcoming audits.

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

Thursday, February 10, 2022

5:00 P.M.

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a special session on Thursday, February 10, 2022, via teleconference.

1. The special meeting was called to order at 5:15 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
 Ruby Yanez
 Sharon Williams
 Sabrina Kelley

ABSENT: None.

The special meeting was called to order at 5:15 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, CEO, and Ken Price, Baker Manock and Jensen - General Counsel.

2. APPROVAL OF AGENDA AS POSTED

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

MOTION PASSED: 6 – 0

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

MOTION PASSED: 6 – 0

3. PUBLIC COMMENT

There were no public comments at this time.

4. AB 1825 HARASSMENT TRAINING

Presented by Diane Coderniz of Baker, Manock & Jensen, PC.

Commissioner Joey Fuentes joined the meeting at 5:30 p.m.

Commissioner Sabrina Kelley left the meeting at 5:45 p.m.

5. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners for the Housing Authorities of the City and County of Fresno, the meeting was adjourned at approximately 7:25 p.m.

Angie Nguyen, 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, February 22, 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, February 22, 2022, via teleconference.

1. The regular meeting was called to order at 5:07 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
 Sharon Williams
 Ruby Yanez
 Sabrina Kelley

ABSENT: Caine Christensen

The regular meeting was called to order at 5:07 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. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

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

MOTION PASSED: 4 – 0

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

MOTION PASSED: 5 – 0

3. PUBLIC COMMENT AND PRESENTATIONS

Ms. LaBrenda Dawson made a public comment. Ms. Dawson is a resident at Legacy Commons, speaking in regards to the health and safety of her housing unit, due to several chronic health conditions. She is specifically sensitive to levels of mold in her unit. She stated she has incurred personal expense for the evaluation of mold in her housing unit. She explained that the maintenance of her air conditioning unit was not done until 5 days after reporting the issue. She has issued a request and notice from her healthcare provider indicating her need for a ground level unit. Ms. Dawson is concerned about her health and ultimately her welfare due to the condition of mold in her housing unit. She is requesting that this issue be resolved as soon as possible.

Per Chair Catalano, Staff will reach out TO Ms. Dawson to address her concerns.

4. POTENTIAL CONFLICTS OF INTEREST

No conflicts of interested were announced.

5. GOVERNANCE MATTERS

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

In addition to the written report:

- Mr. Williams gave an overview of the visit at the Migrant Housing located in Parlier, which included a visit with Congressman David Valadao, and California USDA representatives.
- A reminder of the Board Retreat at Legacy Commons on March 25th. In addition, this is an in-person event that will be facilitated by Lisa Spinali.
- The Agency is consistently working on staying up to date on COVID protocols and mandates.

Emily DeLaGuerra, Chief Business Officer, gave an overview of COVID stats within the agency. Additionally, we have made adjustments to our work environment, and have made available supplemental sick leave for staff going back to January 1, 2022, pursuant to an order by the Governor.

- Point in Time Count is getting ready to launch on Wednesday night, starting at 6pm.
- Meetings with Elected Officials are underway.
- Black History Month – acknowledgements were made of the ancestors of Chair Jones and Commissioner Kelley, and their contributions to Black History and within our Fresno community.
- Housing Management Division provided an opportunity for staff to nominate their colleagues for outstanding service. There were 9 nominations for site staff, and 13 nominations for maintenance staff, which highlighted accounts of how they’ve helped their peers. The winners are Wendy Long and Jesse Zavala for the City, Alicia Navarro and Antonio Sanchez for County West, and Aaron Stark and Jose Ramirez for County East. Congratulations to the entire Housing Management Division.
- New hires this month include Rudy Corona. Welcome Rudy!

b. Commissioners’ Report

Chair Catalano gave a report. He expressed appreciation and congratulations to staff for the \$6 million award for Step Up at 99 and Avalon Commons. Additionally, the Chairs will continue to look at ways in which to streamline the meetings and the board materials.

General Counsel gave an overview of the AB 1234 Ethics Training coming up in March.

Chair Jones highlighted the NAHRO Commissioners’ work and the upcoming conference. Additionally, the subcommittees for the Commissioners’ Committee include Advocacy, Communications and DEI. She also requested letters of support for the T-HUD Bill.

Commissioners Sablan and Fuentes arrived at approximately 5:35 pm.

6. CONSENT AGENDA

- a. Governance: Consideration of the Minutes of December 14, 2021 (*tabled*) and January 25, 2022
- b. Consideration of Adoption of Resolution Pursuant to Assembly Bill 361 – Public Agency Meetings
- c. Consideration of Contract for Monte Vista Office Rehabilitation
- d. Consideration of Allocation of Project Based Vouchers – Citrus Gardens
- e. Consideration of Allocation of Project Based Vouchers – La Joya Commons
- f. Consideration of Operating Grant Agreement with the County of Fresno – Journey Home
- g. Consideration of Funding Application Submission – Citrus Gardens (Orange Cove)
- h. Consideration of Funding Application Submission and Funding Commitment – La Joya Commons

Joint Meeting

Action Minutes: 01.25.22 Board Minutes

Adopted:

- i. Consideration of Funding Application Submission – Step Up on 99
- j. Consideration of Funding Application Submission – Corazón del Valle Commons
- k. Consideration of Amended Resolution for Multifamily Housing Program - Corazón del Valle Commons

Vice Chair Henry requested to pull item 6b for discussion.

There was no public comment.

COUNTY MOTION: *Commissioner Sablan moved, seconded by Commissioner Gallaher, to approve the consent agenda items 6a, 6c-k.*

MOTION PASSED: 6 – 0

CITY MOTION: *Commissioner Kelley moved, seconded by Commissioner Williams, to approve the consent agenda items 6a, 6c-k.*

MOTION PASSED: 5 – 0

Item 6b – Consideration of Adoption of Resolution Pursuant to Assembly Bill 361 – Public Agency Meetings

COUNTY MOTION: *Commissioner Henry moved, seconded by Commissioner Gallaher, to approve the consent agenda items 6b.*

MOTION PASSED: 6 – 0

CITY MOTION: *Commissioner Williams moved, seconded by Commissioner Vaillancourt, to approve the consent agenda items 6b.*

MOTION PASSED: 5 – 0

7. STAFF PRESENTATIONS AND DISCUSSION ITEMS

- a. Overview of the 2022 Board Retreat

Lisa Spinali presented on this item.

- b. Overview of the 2022-2023 CEO Goals

Tyrone Roderick Williams, CEO, presented on this item.

c. West Fresno California Avenue Neighborhood (CAN) Planning Update

Tiffany B. Mangum, Executive Operations Manager/Project Manager, presented on this item.

d. Real Estate Development Update

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

8. 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 7:13 p.m.

Tyrone Roderick Williams, Secretary to the Boards of Commissioners

BOARD MEMO

TO:	Boards of Commissioners	AUTHOR:	Kenneth Price
FROM:	Tyrone Roderick Williams, CEO		General Counsel
MEETING DATE:	03/22/22	DEPARTMENT:	Executive Office
AGENDA ITEM:	6B	MEMO DATE:	03/17/22
SUBJECT:	Consideration of Resolution Pursuant to Assembly Bill 361 – Public Agency Meetings		

Executive Summary

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

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

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

- 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.
- 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.
- 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.

FRESNO HOUSING

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 the date of adoption 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 BEGINNING ON THE DATE OF ADOPTION 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 March 22, 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 22nd day of March, 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 BEGINNING ON THE DATE OF ADOPTION 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 March 22, 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 22nd day of March, 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

BOARD MEMO

TO:	Boards of Commissioners	AUTHOR:	Jazmin Gallardo
FROM:	Tyrone Roderick Williams, CEO		Asset Management Coordinator
MEETING DATE:	03/22/2022	DEPARTMENT:	Asset Management
AGENDA ITEM:	6c	MEMO DATE:	03/15/2022
SUBJECT:	Consideration of Loan Refinancing for Dayton Square, El Cortez, and The Woodside Apartments		

Executive Summary

The purpose of this memo is to seek approval from the Boards of Commissioners for the refinance of Dayton Square, El Cortez and The Woodside Apartments. The properties are owned by Fresno Housing (FH) and operate under the Agency's unrestricted properties portfolio and have no restrictions with regards to affordability. Cash flow from the properties is used to fund the agency's core programs and strategic initiatives. The properties are in good physical condition, have a history of strong financial performance, and low vacancy rates.

In an effort to further strengthen its financial position, provide additional funding for appropriate repairs and upgrades, and take advantage of a low interest rate financing environment, staff are proposing a refinance with Citizen's Business Bank of the subject property's existing mortgage loans.

The terms of the refinance include:

- Loan 1 (Dayton Square): The lesser of (a) \$1,925,000; (b) 60% loan to value that is based upon the Bank appraised value of the subject collateral property; or (c) that loan amount that provides at a minimum a 2.00:1.00 debt coverage ratio that is based on the "lower of actual or market rents" as outlined in the Bank appraisal;
- Loan 2 (Woodside Apartments): The lesser of (a) \$2,185,000; (b) 60% loan to value that is based upon the Bank appraised value of the subject collateral property; or (c) that loan amount that provides at a minimum a 2.00:1.00 debt coverage ratio that is based on the "lower of actual or market rents" as outlined in the Bank appraisal.
- Loan 3 (El Cortez): The lesser of (a) \$1,535,000; (b) 60% loan to value that is based upon the Bank appraised value of the subject collateral property; or (c) that loan amount that provides at a minimum a 1.80:1.00 debt coverage ratio that is based on the "lower of actual or market rents" as outlined in the Bank appraisal
- Interest Rate: 3.79% fixed for 15 years;
- Term: 15 years;
- Amortization: 30 years

FRESNO HOUSING

Recommendation

It is recommended that the Board of Commissioners of the Fresno Housing Authority adopt and approve the attached resolutions in order to finalize the closing of the Mortgages with Citizen's Business Bank:

1. Authorization for Tyrone Roderick Williams, Chief Executive Officer, Emily De La Guerra, Chief Business Officer, and/or Michael Duarte, Chief Real Estate Officer, or their designee to execute documents on behalf of the three subject properties;
2. Authorize actions for the financing and operation of the three subject properties; and
3. Provide for other matters related thereto.

Fiscal Impact

The refinance would result in an equity draw of approximately \$1,000,000. Below is the current finance structure of the three properties:

Name	Dayton Square	El Cortez	Woodside	Total
Current Mortgage Balance	\$1,925,000	\$1,090,000	\$1,550,000	\$4,565,000
Current Mortgage Interest Rate	4.25%	4.25%	4.25%	4.25%
Current Annual Debt Service	\$112,536	\$89,640	\$127,596	\$329,772
Current Annual Cash Flow	\$72,132	\$112,529	\$348,000	\$532,661

Below is the finance structure for the proposed refinance:

Name	Dayton Square	El Cortez	Woodside	Total
Mortgage Balance	\$1,925,000	\$1,535,000	\$2,185,000	\$5,645,000
Mortgage Interest Rate	3.790%	3.790%	3.790%	3.790%
Annual Debt Service	\$107,505	\$85,725	\$122,025	\$315,254
Annual Cash Flow	\$77,163	\$116,444	\$353,571	\$547,179

Background Information

Dayton Square Apartments is a 66-unit multifamily apartment located at 3042 E. Dayton Ave in Fresno, CA. On August 15, 1995, the Housing Authorities of the City and County of Fresno executed and delivered the Multifamily Housing Project Note- 1995 Note B bond for the purpose of financing the acquisition of a 66-unit multifamily rental housing project named Dayton Square Apartments. On January 14, 2004, the Authorities refinanced the original bond, which carried an interest rate of 5.74%. On April 7, 2014, the Housing Authority refinanced the 2004 loan with an interest rate of 4.25% and a cash out amount of approximately \$460,000.

El Cortez Apartments is a 48-unit multifamily apartment located at 4949 N Gearhart Ave in Fresno, CA. On May 15, 1995, the Housing Authorities of the City and County of Fresno executed and delivered the Multifamily Housing Project Note- 1995 Note A bond for the purpose of financing the acquisition of a 48-unit multifamily rental housing project named El Cortez Apartments. On January 14, 2004 the Authorities refinanced the original bond, which carried an interest rate of 5.74%. On January 14, 2014, the Housing Authority refinanced the 2004 loan with an interest rate of 4.25% and a cash out amount of approximately \$445,765.

FRESNO HOUSING

The Woodside Apartments is a 76-unit multifamily apartment located at 3212 E Ashcroft Ave in Fresno, CA. On February 28, 1996, the Housing Authorities of the City and County of Fresno executed and delivered the Multifamily Housing Project Note- 1996 Note A bond for the purpose of financing the acquisition of a 76-unit multifamily rental housing project named The Woodside Apartments. On January 14, 2004 the Authorities refinanced the original bond, which carried an interest rate of 5.74%. On April 7, 2014, the Housing Authority refinanced the 2004 loan with an interest rate of 4.25% and a cash out amount of approximately \$462,759.

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

RESOLUTION No. _____

**A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF
DOCUMENTS, TO IMPLEMENT FINANCING BY THE HOUSING AUTHORITY OF
THE CITY OF FRESNO, CALIFORNIA ON ITS OWN BEHALF IN CONNECTION
WITH THE FINANCING AND OPERATION OF THE DAYTON SQUARE
APARTMENTS, AND PROVIDING FOR OTHER MATTERS RELATED THERETO.**

WHEREAS, the Housing Authority of the City of Fresno, California (the “Authority”) seeks to provide long-term housing for low income persons residing in the City of Fresno, California (the “City”); and

WHEREAS, the Authority is authorized, among other things, to finance, plan, undertake, construct, acquire and operate housing projects; and

WHEREAS, the Authority has agreed to facilitate the modification of a loan on a sixty six unit property located at 3042 E. Dayton Avenue in Fresno, CA; and

WHEREAS, the Authority wishes to ratify and confirm all actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution and to authorize such actions subsequent to the date hereof; and

WHEREAS, the Authority is authorized to delegate to one or more of its agents and employees such powers as it deems proper;

NOW, THEREFORE, BE IT RESOLVED:

1. **Approval of Loan Assembly Activities.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority to execute, deliver and/or file (or cause to be delivered and/or filed) all documents deemed necessary or appropriate to assemble the Project Financing, including without limitation, construction, permanent and third party loan applications, and any and all other documents reasonably required to borrow sufficient funds to support the Project.
2. **Loan of Funds.** The Authorized Officers, and each of them acting alone, on behalf of the Authority are authorized to take such actions and execute such documents as necessary to borrow funds from the Lenders in an aggregate approximate amount of up to \$1,925,000. Each Authorized Officer, and each of them acting alone, is authorized to decrease the principal amount of any loan by any amount, or to increase the principal amount of any loan by an amount up to 10% more than the maximum principal amount for the loan stated in this resolution. The source of funds for any such increase shall be funds available to the Authority or such other funds that may become available to the Authority for the Project. The Board directs the Chief Executive Officer to report to the Board if the total amount borrowed by the Partnership for the Project exceeds the aggregate maximum principal amount stated in this resolution for all loans to the Partnership.
3. **Execution of Documents.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority to execute, deliver and/or file (or cause to be delivered and/or filed) any affidavits, certificates, letters, government forms, documents, agreements and instruments that any such Authorized Officer determines to be necessary or desirable: (i) to give effect to this resolution; (ii) to consummate the transactions contemplated herein; and/or (iii) to further the acquisition, financing, and leasing of the Project. Without limiting the scope of such authorization, such documents include

declarations of restrictive covenants, various deeds, ground leases, notes, loan agreements, deeds of trust, guaranties and indemnities and collateral assignments related to the Project Financing. Such documents may also include without limitation lease-up and marketing agreements, partnership management services agreements, development agreements, construction guaranty agreements, repayment guarantees, cash pledge agreements, environmental indemnity agreements, property management agreements, architect agreements, contractor agreements, housing assistance payment contracts, irrevocable consents, confessions of judgment and appointments of attorneys for service of process.

4. **Expenditures.** The Authority is authorized to expend such funds as are necessary to pay for all filing fees, application fees, registration fees and other costs relating to the Project or actions authorized by this resolution.

5. **Acting Officers Authorized.** Any action required by this resolution to be taken by the Chair of the Board or Chief Executive Officer, Chief Business Officer or Chief Real Estate Officer of the Authority may, in the absence of such person, be taken by the duly authorized acting Chair of the Board or acting Chief Executive Officer, Chief Business Officer or Chief Real Estate Officer of the Authority, respectively or by the designee of the Chair of the Board or Chief Executive Officer, Chief Business Officer or Chief Real Estate Officer.

6. **Execution of Obligations.** The Board directs the Authority's Chief Executive Officer to cause the Authority to fulfill the Authority's duties and obligations under the various agreements authorized.

7. **Effective Date.** This resolution shall be in full force and effect from and after its adoption and approval.

PASSED AND ADOPTED this 22 day of March, 2022 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

CERTIFICATE

I, the undersigned, the duly appointed Chief Executive Officer of the Housing Authority of the City of Fresno, California (the “**Authority**”), as keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution _____ (the “**Resolution**”) is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a meeting of the Authority held on the 22 day of March, 2022, and duly recorded in the minute books of the Authority.

2. That such meeting was duly convened and held in all respects in accordance with law, and, to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a majority of the members of the Board of Commissioners of the Authority present at the meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 22 day of March, 2022.

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

Tyrone Roderick Williams
Chief Executive Officer

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

RESOLUTION No. _____

**A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF
DOCUMENTS, TO IMPLEMENT FINANCING BY THE HOUSING AUTHORITY OF
FRESNO COUNTY, CALIFORNIA ON ITS OWN BEHALF IN CONNECTION WITH
THE FINANCING AND OPERATION OF THE DAYTON SQUARE APARTMENTS, AND
PROVIDING FOR OTHER MATTERS RELATED THERETO.**

WHEREAS, the Housing Authority of Fresno County, California (the “Authority”) seeks to provide long-term housing for low income persons residing in Fresno County, California (the “County”); and

WHEREAS, the Authority is authorized, among other things, to finance, plan, undertake, construct, acquire and operate housing projects; and

WHEREAS, the Authority has agreed to facilitate the modification of a loan on a sixty six unit property located at 3042 E. Dayton Avenue in Fresno, CA; and

WHEREAS, the Authority wishes to ratify and confirm all actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution and to authorize such actions subsequent to the date hereof; and

WHEREAS, the Authority is authorized to delegate to one or more of its agents and employees such powers as it deems proper;

NOW, THEREFORE, BE IT RESOLVED:

1. **Approval of Loan Assembly Activities.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority to execute, deliver and/or file (or cause to be delivered and/or filed) all documents deemed necessary or appropriate to assemble the Project Financing, including without limitation, construction, permanent and third party loan applications, and any and all other documents reasonably required to borrow sufficient funds to support the Project.
2. **Loan of Funds.** The Authorized Officers, and each of them acting alone, on behalf of the Authority are authorized to take such actions and execute such documents as necessary to borrow funds from the Lenders in an aggregate approximate amount of up to \$1,925,000. Each Authorized Officer, and each of them acting alone, is authorized to decrease the principal amount of any loan by any amount, or to increase the principal amount of any loan by an amount up to 10% more than the maximum principal amount for the loan stated in this resolution. The source of funds for any such increase shall be funds available to the Authority or such other funds that may become available to the Authority for the Project. The Board directs the Chief Executive Officer to report to the Board if the total amount borrowed by the Partnership for the Project exceeds the aggregate maximum principal amount stated in this resolution for all loans to the Partnership.
3. **Execution of Documents.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority to execute, deliver and/or file (or cause to be delivered and/or filed) any affidavits, certificates, letters, government forms, documents, agreements and instruments that any such Authorized Officer determines to be necessary or desirable: (i) to give effect to this resolution; (ii) to consummate the transactions contemplated herein; and/or (iii) to further the acquisition, financing, and leasing of the Project. Without limiting the scope of such authorization, such documents include

declarations of restrictive covenants, various deeds, ground leases, notes, loan agreements, deeds of trust, guaranties and indemnities and collateral assignments related to the Project Financing. Such documents may also include without limitation lease-up and marketing agreements, partnership management services agreements, development agreements, construction guaranty agreements, repayment guarantees, cash pledge agreements, environmental indemnity agreements, property management agreements, architect agreements, contractor agreements, housing assistance payment contracts, irrevocable consents, confessions of judgment and appointments of attorneys for service of process.

4. **Expenditures.** The Authority is authorized to expend such funds as are necessary to pay for all filing fees, application fees, registration fees and other costs relating to the Project or actions authorized by this resolution.

5. **Acting Officers Authorized.** Any action required by this resolution to be taken by the Chair of the Board or Chief Executive Officer, Chief Business Officer or Chief Real Estate Officer of the Authority may, in the absence of such person, be taken by the duly authorized acting Chair of the Board or acting Chief Executive Officer, Chief Business Officer or Chief Real Estate Officer of the Authority, respectively or by the designee of the Chair of the Board or Chief Executive Officer, Chief Business Officer or Chief Real Estate Officer.

6. **Execution of Obligations.** The Board directs the Authority's Chief Executive Officer to cause the Authority to fulfill the Authority's duties and obligations under the various agreements authorized.

7. **Effective Date.** This resolution shall be in full force and effect from and after its adoption and approval.

PASSED AND ADOPTED this 22 day of March, 2022 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

CERTIFICATE

I, the undersigned, the duly appointed Chief Executive Officer of the Housing Authority of Fresno County, California (the “**Authority**”), as keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution _____ (the “**Resolution**”) is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a meeting of the Authority held on the 22 day of March, 2022, and duly recorded in the minute books of the Authority.

2. That such meeting was duly convened and held in all respects in accordance with law, and, to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a majority of the members of the Board of Commissioners of the Authority present at the meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 22 day of March, 2022.

**HOUSING AUTHORITY OF
FRESNO COUNTY**

Tyrone Roderick Williams
Chief Executive Officer

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

RESOLUTION No. _____

**A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF
DOCUMENTS, TO IMPLEMENT FINANCING BY THE HOUSING AUTHORITY OF
THE CITY OF FRESNO, CALIFORNIA ON ITS OWN BEHALF IN CONNECTION
WITH THE FINANCING AND OPERATION OF EL CORTEZ APARTMENTS, AND
PROVIDING FOR OTHER MATTERS RELATED THERETO.**

WHEREAS, the Housing Authority of the City of Fresno, California (the “Authority”) seeks to provide long-term housing for low income persons residing in the City of Fresno, California (the “City”); and

WHEREAS, the Authority is authorized, among other things, to finance, plan, undertake, construct, acquire and operate housing projects; and

WHEREAS, the Authority has agreed to facilitate the modification of a loan on a forty eight unit property located at 4949 N. Gearhart Street; and

WHEREAS, the Authority wishes to ratify and confirm all actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution and to authorize such actions subsequent to the date hereof; and

WHEREAS, the Authority is authorized to delegate to one or more of its agents and employees such powers as it deems proper;

NOW, THEREFORE, BE IT RESOLVED:

1. **Approval of Loan Assembly Activities.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority to execute, deliver and/or file (or cause to be delivered and/or filed) all documents deemed necessary or appropriate to assemble the Project Financing, including without limitation, construction, permanent and third party loan applications, and any and all other documents reasonably required to borrow sufficient funds to support the Project.
2. **Loan of Funds.** The Authorized Officers, and each of them acting alone, on behalf of the Authority are authorized to take such actions and execute such documents as necessary to borrow funds from the Lenders in an aggregate approximate amount of up to \$1,535,000. Each Authorized Officer, and each of them acting alone, is authorized to decrease the principal amount of any loan by any amount, or to increase the principal amount of any loan by an amount up to 10% more than the maximum principal amount for the loan stated in this resolution. The source of funds for any such increase shall be funds available to the Authority or such other funds that may become available to the Authority for the Project. The Board directs the Chief Executive Officer to report to the Board if the total amount borrowed by the Partnership for the Project exceeds the aggregate maximum principal amount stated in this resolution for all loans to the Partnership.
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declarations of restrictive covenants, various deeds, ground leases, notes, loan agreements, deeds of trust, guaranties and indemnities and collateral assignments related to the Project Financing. Such documents may also include without limitation lease-up and marketing agreements, partnership management services agreements, development agreements, construction guaranty agreements, repayment guarantees, cash pledge agreements, environmental indemnity agreements, property management agreements, architect agreements, contractor agreements, housing assistance payment contracts, irrevocable consents, confessions of judgment and appointments of attorneys for service of process.

4. **Expenditures.** The Authority is authorized to expend such funds as are necessary to pay for all filing fees, application fees, registration fees and other costs relating to the Project or actions authorized by this resolution.

5. **Acting Officers Authorized.** Any action required by this resolution to be taken by the Chair of the Board or Chief Executive Officer, Chief Business Officer or Chief Real Estate Officer of the Authority may, in the absence of such person, be taken by the duly authorized acting Chair of the Board or acting Chief Executive Officer, Chief Business Officer or Chief Real Estate Officer of the Authority, respectively or by the designee of the Chair of the Board or Chief Executive Officer, Chief Business Officer or Chief Real Estate Officer.

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7. **Effective Date.** This resolution shall be in full force and effect from and after its adoption and approval.

PASSED AND ADOPTED this 22 day of March, 2022 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

CERTIFICATE

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IN WITNESS WHEREOF, I have hereunto set my hand this 22 day of March, 2022.

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

Tyrone Roderick Williams
Chief Executive Officer

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

RESOLUTION No. _____

**A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF
DOCUMENTS, TO IMPLEMENT FINANCING BY THE HOUSING AUTHORITY OF
FRESNO COUNTY, CALIFORNIA ON ITS OWN BEHALF IN CONNECTION WITH
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WHEREAS, the Authority has agreed to facilitate the modification of a loan on a forty eight unit property located at 4949 N. Gearhart Street; and

WHEREAS, the Authority wishes to ratify and confirm all actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution and to authorize such actions subsequent to the date hereof; and

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4. **Expenditures.** The Authority is authorized to expend such funds as are necessary to pay for all filing fees, application fees, registration fees and other costs relating to the Project or actions authorized by this resolution.

5. **Acting Officers Authorized.** Any action required by this resolution to be taken by the Chair of the Board or Chief Executive Officer, Chief Business Officer or Chief Real Estate Officer of the Authority may, in the absence of such person, be taken by the duly authorized acting Chair of the Board or acting Chief Executive Officer, Chief Business Officer or Chief Real Estate Officer of the Authority, respectively or by the designee of the Chair of the Board or Chief Executive Officer, Chief Business Officer or Chief Real Estate Officer.

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7. **Effective Date.** This resolution shall be in full force and effect from and after its adoption and approval.

PASSED AND ADOPTED this 22 day of March, 2022 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

CERTIFICATE

I, the undersigned, the duly appointed Chief Executive Officer of the Housing Authority of Fresno County, California (the “**Authority**”), as keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution _____ (the “**Resolution**”) is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a meeting of the Authority held on the 22 day of March, 2022, and duly recorded in the minute books of the Authority.

2. That such meeting was duly convened and held in all respects in accordance with law, and, to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a majority of the members of the Board of Commissioners of the Authority present at the meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 22 day of March, 2022.

**HOUSING AUTHORITY OF FRESNO
COUNTY, CALIFORNIA**

Tyrone Roderick Williams
Chief Executive Officer

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

RESOLUTION No. _____

**A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF
DOCUMENTS, TO IMPLEMENT FINANCING BY THE HOUSING AUTHORITY OF
THE CITY OF FRESNO, CALIFORNIA ON ITS OWN BEHALF IN CONNECTION
WITH THE FINANCING AND OPERATION OF THE WOODSIDE APARTMENTS, AND
PROVIDING FOR OTHER MATTERS RELATED THERETO.**

WHEREAS, the Housing Authority of the City of Fresno, California (the “Authority”) seeks to provide long-term housing for low income persons residing in the City of Fresno, California (the “City”); and

WHEREAS, the Authority is authorized, among other things, to finance, plan, undertake, construct, acquire and operate housing projects; and

WHEREAS, the Authority has agreed to facilitate the modification of a loan on a seventy six unit property located at 3210 and 3215 E. Ashcroft Avenue in Fresno, CA ; and

WHEREAS, the Authority wishes to ratify and confirm all actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution and to authorize such actions subsequent to the date hereof; and

WHEREAS, the Authority is authorized to delegate to one or more of its agents and employees such powers as it deems proper;

NOW, THEREFORE, BE IT RESOLVED:

1. **Approval of Loan Assembly Activities.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority to execute, deliver and/or file (or cause to be delivered and/or filed) all documents deemed necessary or appropriate to assemble the Project Financing, including without limitation, construction, permanent and third party loan applications, and any and all other documents reasonably required to borrow sufficient funds to support the Project.
2. **Loan of Funds.** The Authorized Officers, and each of them acting alone, on behalf of the Authority are authorized to take such actions and execute such documents as necessary to borrow funds from the Lenders in an aggregate approximate amount of up to \$2,185,000. Each Authorized Officer, and each of them acting alone, is authorized to decrease the principal amount of any loan by any amount, or to increase the principal amount of any loan by an amount up to 10% more than the maximum principal amount for the loan stated in this resolution. The source of funds for any such increase shall be funds available to the Authority or such other funds that may become available to the Authority for the Project. The Board directs the Chief Executive Officer to report to the Board if the total amount borrowed by the Partnership for the Project exceeds the aggregate maximum principal amount stated in this resolution for all loans to the Partnership.
3. **Execution of Documents.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority to execute, deliver and/or file (or cause to be delivered and/or filed) any affidavits, certificates, letters, government forms, documents, agreements and instruments that any such Authorized Officer determines to be necessary or desirable: (i) to give effect to this resolution; (ii) to consummate the transactions contemplated herein; and/or (iii) to further the acquisition, financing, and leasing of the Project. Without limiting the scope of such authorization, such documents include

declarations of restrictive covenants, various deeds, ground leases, notes, loan agreements, deeds of trust, guaranties and indemnities and collateral assignments related to the Project Financing. Such documents may also include without limitation lease-up and marketing agreements, partnership management services agreements, development agreements, construction guaranty agreements, repayment guarantees, cash pledge agreements, environmental indemnity agreements, property management agreements, architect agreements, contractor agreements, housing assistance payment contracts, irrevocable consents, confessions of judgment and appointments of attorneys for service of process.

4. **Expenditures.** The Authority is authorized to expend such funds as are necessary to pay for all filing fees, application fees, registration fees and other costs relating to the Project or actions authorized by this resolution.

5. **Acting Officers Authorized.** Any action required by this resolution to be taken by the Chair of the Board or Chief Executive Officer, Chief Business Officer or Chief Real Estate Officer of the Authority may, in the absence of such person, be taken by the duly authorized acting Chair of the Board or acting Chief Executive Officer, Chief Business Officer or Chief Real Estate Officer of the Authority, respectively or by the designee of the Chair of the Board or Chief Executive Officer, Chief Business Officer or Chief Real Estate Officer.

6. **Execution of Obligations.** The Board directs the Authority's Chief Executive Officer to cause the Authority to fulfill the Authority's duties and obligations under the various agreements authorized.

7. **Effective Date.** This resolution shall be in full force and effect from and after its adoption and approval.

PASSED AND ADOPTED this 22 day of March, 2022 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

CERTIFICATE

I, the undersigned, the duly appointed Chief Executive Officer of the Housing Authority of the City of Fresno, California (the “**Authority**”), as keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution _____ (the “**Resolution**”) is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a meeting of the Authority held on the 22 day of March, 2022, and duly recorded in the minute books of the Authority.

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IN WITNESS WHEREOF, I have hereunto set my hand this 22 day of March, 2022.

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

Tyrone Roderick Williams
Chief Executive Officer

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

RESOLUTION No. _____

**A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF
DOCUMENTS, TO IMPLEMENT FINANCING BY THE HOUSING AUTHORITY OF
FRESNO COUNTY, CALIFORNIA ON ITS OWN BEHALF IN CONNECTION WITH
THE FINANCING AND OPERATION OF THE WOODSIDE APARTMENTS, AND
PROVIDING FOR OTHER MATTERS RELATED THERETO.**

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2. **Loan of Funds.** The Authorized Officers, and each of them acting alone, on behalf of the Authority are authorized to take such actions and execute such documents as necessary to borrow funds from the Lenders in an aggregate approximate amount of up to \$2,185,000. Each Authorized Officer, and each of them acting alone, is authorized to decrease the principal amount of any loan by any amount, or to increase the principal amount of any loan by an amount up to 10% more than the maximum principal amount for the loan stated in this resolution. The source of funds for any such increase shall be funds available to the Authority or such other funds that may become available to the Authority for the Project. The Board directs the Chief Executive Officer to report to the Board if the total amount borrowed by the Partnership for the Project exceeds the aggregate maximum principal amount stated in this resolution for all loans to the Partnership.
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declarations of restrictive covenants, various deeds, ground leases, notes, loan agreements, deeds of trust, guaranties and indemnities and collateral assignments related to the Project Financing. Such documents may also include without limitation lease-up and marketing agreements, partnership management services agreements, development agreements, construction guaranty agreements, repayment guarantees, cash pledge agreements, environmental indemnity agreements, property management agreements, architect agreements, contractor agreements, housing assistance payment contracts, irrevocable consents, confessions of judgment and appointments of attorneys for service of process.

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6. **Execution of Obligations.** The Board directs the Authority's Chief Executive Officer to cause the Authority to fulfill the Authority's duties and obligations under the various agreements authorized.

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PASSED AND ADOPTED this 22 day of March, 2022 by the following vote, to wit:

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ABSENT:

ABSTAIN:

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IN WITNESS WHEREOF, I have hereunto set my hand this 22 day of March, 2022.

**HOUSING AUTHORITY OF
FRESNO COUNTY**

Tyrone Roderick Williams
Chief Executive Officer

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 03/22/22
AGENDA ITEM: 7A
SUBJECT: Update on Strategic Initiatives

AUTHOR: Tiffany B. Mangum
Executive Operations Mgr.
DEPARTMENT: Executive Office
MEMO DATE: 03/17/22

Executive Summary

Staff will provide an overview of real estate development activities.

Recommendation

None at this time.

Fiscal Impact

None.

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 03/22/2022
AGENDA ITEM: 7b
SUBJECT: Real Estate Development Update

AUTHOR: Michael Duarte
Chief Real Estate Officer
DEPARTMENT: Real Estate Development
MEMO DATE: 03/15/2022

Executive Summary

Staff will provide an overview of real estate development activities.

Recommendation

None at this time.