



# Boards of Commissioners Meeting

July 26, 2022

# AGENDA

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

5:00 PM • JULY 26, 2022

**Per the Boards of Commissioners' adoption of a resolution pursuant to AB 361, this Board Meeting will be held via video and audio conferencing, and in-person. The meeting can be accessed by members of the public as follows:**

**Meeting Location: 1260 Fulton Street (2<sup>nd</sup> Floor), Fresno, CA 93721**

**County Commissioner Stacy Sablan will be participating in the meeting at 1917 New York 205, Mount Vision, NY 13180. The public may attend at that meeting location in addition to the primary meeting site.**

**Via Zoom: <https://us06web.zoom.us/j/86995761295?pwd=MGNvNkFrOFhGOXJlUWkhDd1VPVnNwUT09>**

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

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### 1. Call to Order and Roll Call

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### 2. Approval of agenda as posted

*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.*

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### 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.*

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### 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)*

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### 5. Governance Matters

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

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### 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*

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<i>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>	
a. Governance: Consideration of the Minutes of May 31, 2022 <i>Approval of the minutes of the Board Meetings.</i>	12
b. Consideration of Contract Renewal – AT&T <i>Approval of Renewal of Intergovernmental Agreement through CALNET 3 Statewide Contract for AT&amp;T internet, phone and network management for 1 year.</i>	16
c. Consideration of Award for General Contractor/Construction Management Services Agreement – Parkway Inn <i>Agreement for General Construction/Construction Management Services to assist with repairs of the Parkway Inn motel</i>	20
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<b>7. Staff Presentations and Discussion Items</b>	
a. Update on 2023 Agency Plans <i>A presentation of the proposed changes to the 2023 Agency Plans for Board feedback.</i>	26
b. Update on Strategic Initiatives <i>An overview of the Agency's strategic initiatives and partnerships, including Diversity, Equity, and Inclusion.</i>	44
c. Resident Safety Survey and Analysis Presentation <i>A review of the Resident Safety Survey methods and findings.</i>	45
d. Real Estate Development Update <i>An overview of activities and deliverables to date.</i>	76
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<b>8. Closed Session</b>	
a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code § 54954.5(b)) Property: APN: 449-342-02 Agency negotiator: Tyrone Roderick Williams Negotiating parties: Housing Authority of the City of Fresno; Jose Villa; Edwin Lozano Under negotiation: Price and Terms	
b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code § 54954.5(b)) Property: APN: 449-342-03; 449-342-04; 449-342-05 Agency negotiator: Tyrone Roderick Williams Negotiating parties: Housing Authority of the City of Fresno; Narinder Singh; Surviving Trustee of the Narinder Singh and Kanta Singh Family Trust Under negotiation: Price and Terms	
c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code § 54954.5(b)) Property: APN: 466-205-28 Agency negotiator: Tyrone Roderick Williams Negotiating parties: Housing Authority of the City of Fresno; DADA Enterprises, LLC Under negotiation: Price and Terms	

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- d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
(Pursuant to Government Code § 54954.5(b))  
Property: APN: 466-191-10  
Agency negotiator: Tyrone Roderick Williams  
Negotiating parties: Housing Authority of the City of Fresno; Better Opportunities Builder, Inc.  
Under negotiation: Price and Terms

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## 9. Report on Closed Session Item(s)

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### 10. Actions

- a. Consideration of Submission of Proposal to State Center Community College District for Student Housing and Entering into an MOU with DADA Enterprises, LLC 77  
*Authorization to submit a proposal to develop, own and operate student housing*
  - b. Consideration of Resolutions to Assign Designees and Authorize Officers/ Employees to Conduct Business on Behalf of Fresno Housing 83  
*Authorization of Agency designees in business and banking transaction.*
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### 11. Adjournment



O (559) 443-8400  
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[www.fresnohousing.org](http://www.fresnohousing.org)

# EXECUTIVE DIRECTOR'S REPORT

**TO:** Boards of Commissioners  
Fresno Housing

**DATE:** July 19, 2022

**BOARD MEETING:** July 26, 2022

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

**AGENDA ITEM:** 5a

**AUTHOR:** Various Staff

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

## Executive Summary

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

## PLACE

### Overview

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

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

### Development Project Overview

Name of Property	Status/Type	Address	Total Units	Percent Complete
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The Monarch @ Chinatown	Under Construction	1101 F Street Fresno, CA	57	77%
Alegre Commons	Under Construction	130 W Barstow Avenue Fresno, CA	42	97%
Esperanza Commons ( <i>fka Mendota Farm Labor</i> )	Under Construction	241 Tuft Street Mendota, CA	60	17%
Corazón del Valle Commons ( <i>fka Huron RAD</i> )	Under Construction	Fresno and 12 <sup>th</sup> Street Huron, CA	61	11%
The Arthur @ Blackstone ( <i>fka Blackstone/Simpson</i> )	Under Construction	3039 N Blackstone Avenue Fresno, CA	41	4%
Sun Lodge ( <i>fka Day's Inn</i> )	Under Construction	1101 N. Parkway Drive Fresno, CA	64	0%
Citrus Gardens	Pre-Development 2021 Joe Serna, Jr. Awarded 1 <sup>st</sup> Round 2022 TCAC Award December 2022 Closing	201 Citrus & 451 10 <sup>th</sup> St. Orange Cove, CA	30	N/A
La Joya Commons ( <i>fka Firebaugh Family</i> )	Pre-Development 2021 Joe Serna, Jr. Awarded Pending 2 <sup>nd</sup> Round TCAC Application; HCD HOME Application	1501 Clyde Fannon Road Firebaugh, CA	68	N/A
Avalon Commons Phase I ( <i>fka Chestnut/Alluvial</i> )	Pre-Development Non-Competitive NPLH Awarded Pending City of Fresno Award Pending SuperNOFA MHP Application; 2 <sup>nd</sup> Round TCAC Application	7521 N. Chestnut Ave. Fresno, CA	60	N/A
Step Up on 99 ( <i>fka Motel 99</i> )	Pre-Development Homekey Awarded Pending HCD HHC Application Pending City of Fresno Award Pending SuperNOFA MHP Application; 2 <sup>nd</sup> Round TCAC Application	1240 & 1280 Crystal Ave Fresno, CA	63	N/A
Heritage Estates ( <i>fka Florence &amp; Plumas</i> )	Pre-development Pending City of Fresno PLHA Award; HOME Funds Award	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

## Project Highlights

None at this time.

## PEOPLE

### Overview

*Fresno Housing works to respect community needs and knowledge – by listening, learning and researching – and respond to issues compassionately, intelligently, intentionally – by developing exceptional programs based on shared expectations.*

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
Avalon Commons Phase I ( <i>fka Chestnut/Alluvial</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

## 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 Manager, Arlene Wood, is working tirelessly with the Accounts Payable staff to streamline the department's processes and enhance efficiency. She has done a great job reaching out to multiple vendors to incorporate the coding in the invoices that could reduce the administrative burden on Accounts Payable processing. In addition, our team has made good progress on converting the payment method from check issuance to electronic funds transfer (EFT) with our vendors.

The Accounting leadership team continues to work closely with Human Resources in the recruitment of one Accountant.

### Administrative Services and Procurement

Procurement Update:

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

"Three quote" projects include the following:

- **Chestnut & Alluvial Lot – Demolition Work** – Contract created, pending signatures.

- **Headsets for IT Department**

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

- **Housing Quality Standard Inspection Services (RFP)**: Contract awarded and created, pending signatures.
- **PBV Program (RFP)**: Solicitation is currently in planning stages and is set to post in August, 2022.
- **Parkway Inn GCCM for Repair & Rehab**: Solicitation was posted on June 15, 2022 and is set to close on July 14, 2022, allowing proposers the opportunity to review and submit proposals within four weeks.
- **Step-up on 99 GCCM for Renovation, New Construction, & Site-Work**: Solicitation was posted on July 13, 2022 and is set to close on July 14, 2022, allowing proposers the opportunity to review and submit proposals within six weeks.
- **Wedgewood Commons Interior Rehab (IFB)**: Solicitation was posted on June 9, 2022 and was originally set to close on July 14, 2022. Staff posted addendums that adjusted the scope of work, and extended the submission deadline to July 28, 2022.
- **Wedgewood Commons Exterior Rehab (IFB)**: Solicitation was posted on June 9, 2022 and was originally set to close on July 14, 2022. Staff posted addendums that adjusted the scope of work, and extended the submission deadline to July 28, 2022.

Piggyback Procurements include:

- **RentPlus Rent Reporting**: A program that will record residents' monthly rental payments on their credit report (tracks timely payments). FH piggybacked The Housing Authority of Cook County's agreement with Rent Dynamics. Contract has been created, pending signatures.

Side Tasks:

- Working on implementing Yardi Contract Modules (a system to track contract values and renewals)
- Updating procurement solicitations to reflect DEI efforts and goals
- Micro-purchase contracts.
- Managing complaints staff has with vendors.
- Updating contract renewal/procurement tracker spreadsheets

## **Human Resources**

This month's employee safety topic is the Agency's Communicable Disease Control Policy. The Communicable Disease Control policy was implemented to protect employees and the workplace from exposure to communicable diseases before COVID-19 and now serves to compliment the Agency's COVID Prevention Plan. In particular, the policy states that Agency actions, relative to prevention of communicable disease is based on the most current guidance and recommendations from authoritative sources, such as, the Centers for Disease Control. As we focus on safety efforts on the Communicable Disease Policy we are reinforcing the importance of reporting and screening of symptoms, cleaning and disinfecting, precautions to take when traveling, and proper use of personal protective equipment.

The fourth module of the Supervisor Academy which has been conducted this month is titled Conflict Resolution and De-Escalation. During this workshop, the participants participate in an interactive learning

environment learning and sharing best practices in assessing conflict, setting the stage to address an issue or issues, identifying common areas of agreement and implement meaningful solutions.

Human Resources continues to work closely with department leadership and staff in coordinating team members' return to the office and in processing telecommuting requests. In addition, the Human Resources department is conducting 9 recruitments for the job titles noted below across the Accounting/Finance, Housing Choice, Human Resources, and Property Management departments. Over the last month, 36 interviews have been conducted.

<u>Working Title</u>	<u>Internal/External?</u>	<u>Vacancies</u>	<u>Department</u>
Accountant	Both	1	Accounting/Finance
Property Specialist II	Both	2	Property Management
Chief of Housing Choice Program and Initiatives	Both	1	Housing Choice
Compliance and Relocation Coordinator	Both	2	Property Management
Human Resources Assistant	Both	1	Human Resources
Maintenance Tech	Both	5	Property Management
Program Coordinator	Both	1	Homeless Initiatives
Program Coordinator	Both	1	Resident Empowerment
Administrative Assistant	Both	1	Real Estate Development

The Human Resources department is proud to announce the following promotions:

<b>Type</b>	<b>Effective Date</b>	<b>Name</b>	<b>Previous Title</b>	<b>New Title</b>	<b>Department</b>
Promo	7/18/2022	Carol Loewen	Supervisor - Inspections	Assistant Manager – Housing Choice	Housing Choice

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

<b>Type</b>	<b>Effective Date</b>	<b>Name</b>	<b>Previous Title</b>	<b>New Title</b>	<b>Department</b>
Trnsfr	7/18/2022	Yia Yang	Property Specialist II	Compliance and Relocation Coordinator	Property Management

There are no new hires to announce at this time.

## 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 Special Meeting**  
**of the Boards of Commissioners of the**  
**HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO**

**Tuesday, May 31, 2022**

**9:00 A.M.**

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a special joint session on Tuesday, May 31, 2022, at 1260 Fulton Street, Fresno, CA. The public was able to join in-person and via teleconference.

1. The special joint meeting was called to order at 9:07 a.m. by Board Chair, Commissioner Jones of the Board of Commissioners of the Housing Authority of the City of Fresno. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT:     Adrian Jones, Chair  
                  Stacy Vaillancourt, Vice Chair  
                  Sabrina Kelley  
                  Sharon Williams  
                  Ruby Yanez

ABSENT:      Caine Christensen

The regular joint meeting was called to order at 9:07 a.m. by Board Chair, Commissioner Catalano, of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT:     Cary Catalano, Chair  
                  Valori Gallaher  
                  Sophia Ramos  
                  Joey Fuentes

ABSENT:      Nikki Henry, Vice Chair  
                  Stacy Sablan

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 (OR AMENDED)

There was no public comment.

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

**MOTION PASSED:** 4 – 0

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

**MOTION PASSED:** 5 – 0

### 3. PUBLIC COMMENT AND PRESENTATIONS

There was no public comment.

### 4. POTENTIAL CONFLICTS OF INTEREST

There were no conflicts of interest announced at this time.

### 5. ACTION

#### a. Consideration of Omnibus Resolution and Financing Commitments – Sun Lodge

Presented by Michael Duarte, Chief Real Estate Officer.

Phil Skei, City of Fresno’s Assistant Director of Planning and Development, presented background information regarding the City of Fresno’s \$2.5 million commitment to fund the Sun Lodge project and spoke in support of the plans from the perspective of the City of Fresno’s Homeless Response Division.

Robert McCloskey, a volunteer in the homeless efforts called in to the meeting and spoke about his concerns regarding the decrease in assistance to the unhoused. Mr. McCloskey explained that, although HomeKey’s efforts to house residents from motels was good, those efforts decreased considerably over the last two years. In addition, Sun Lodge closed 7-8 months earlier than what was originally communicated by the City of Fresno and State of California to the unhoused community and this caused more challenges for the unhoused and for advocates like himself who try to keep this community informed. Mr. McCloskey expressed that outreach and communication efforts with advocates of the unhoused needs to be improved to ensure this most needy population can be properly served.

Brandi (no last name provided), a member of the public, called into the meeting and commented that people were alarmed by the eviction notices and that she hopes those

who were in Sun Lodge will have first priority as she is concerned about the shelter options available to them through the closing.

Alexandrose (no last name provided), a member of the public, called into the meeting and stated they are an advocate of the practice “housing first” but has concerns about temporary housing being the epicenter of illegal substance use and other crime. Alexandrose proposed diversifying the housing options in that area with something other than temporary housing, such as tiny homes.

Fresno City Councilmember Miguel Arias spoke in response to the public comments. Councilmember Arias stated that although Motel Drive has been an epicenter for illegal substance use and other crime, since redevelopment of the area crime is down 35%. He further explained that the City is focusing on bringing school connections, transitional housing until permanent, and investing \$5 million into funding to this area along with investing another \$40 million into affordable housing for areas across Fresno including Motel Drive, Northeast, Northwest, Downtown and Blackstone communities. Councilmember Arias explained there is a citywide effort to house the unhoused.

Commissioner Catalano thanked Councilmember Arias for his leadership on this project from the City side.

Commissioner Kelley expressed concerns about the residents in need of shelter during the closing and wanted to know what kind of services are being provided to them.

Doreen Eley, Assistant Director of Special Programs, responded to Commissioner Kelley with information about wraparound services; specifically, about how these services are offered first thing to the residents and that according to the Homeless Management Information System (HMIS) out of the 126 people in that area who were unhoused 119 have been housed and the remainder are in the process of being housed today and tomorrow. Ms. Eley also stated that it has been her experience that some are not always accepting of the housing being offered and have declined the help and/or services and that these individuals’ choices are respected by the Agency even if it isn’t the outcome preferred.

**COUNTY MOTION:** *Commissioner Fuentes moved, seconded by Commissioner Ramos to approve the resolution.*

**MOTION PASSED:** 4 – 0

**CITY MOTION:** *Commissioner Yanez moved, seconded by Commissioner Kelley to approve the resolution.*

**MOTION PASSED:** 5 – 0

6. 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 10:03 a.m.

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Tyrone Roderick Williams, Secretary to the Boards of Commissioners

# BOARD MEMO

<b>TO:</b>	Boards of Commissioners	<b>AUTHOR:</b>	Bobby Coulter
<b>FROM:</b>	Tyrone Roderick Williams, CEO		Assistant Director
<b>MEETING DATE:</b>	07/26/2022	<b>DEPARTMENT:</b>	Innovation and Technology
<b>AGENDA ITEM:</b>	6b	<b>MEMO DATE:</b>	7/14/2022
<b>SUBJECT:</b>	Consideration of Contract Renewal – AT&T		

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## Executive Summary

The purpose of this memo is to request a renewal of the contract with AT&T for Internet, phone and network management. Staff has leveraged AT&T's deep knowledge of network engineering to ensure our networks are secure and configured to maximize performance. Part of the Agency's COVID response required major modifications to our network to ensure staff would be able to securely work from home. While setting up the hybrid solution, staff determined that connectivity options were more flexible without sacrificing security or performance. Although there has been opportunity to utilize other Internet Service Providers, this flexibility does require AT&T's specific network engineering expertise to ensure that performance is not negatively impacted.

The Agency is currently utilizing an Intergovernmental Agreement through the CALNET 3 Statewide Contract, as allowed by the Agency's Procurement Policy and the HUD Procurement Handbook. The CALNET3 contract offers a substantial discount over what the Agency would be required to pay if we purchased the service on our own. On an annual basis, staff evaluates pricing and contract terms to ensure that the CALNET3 contract is the best fit for the Agency. Additionally, IT has implemented systems. A distributed workforce has taught staff to use cloud based communication tools that could alleviate the need for a costly Enterprise level Internet line. Staff began implementing changes based on these lessons learned, and with a savings of roughly \$55,000 in 2021. Since then, we have now reduced spending by \$130,000 compared to 2020.

Staff is recommending to continue utilizing the CALNET3 contract for Internet, telephone, and managed firewall services as it remains the most efficient and cost-effective solution.

The purpose of this memo is to seek approval from the Boards of Commissioner's to continue to utilize the CALNET3 contract with AT&T for Internet, telephone, and managed firewall services, beginning August 1, 2022, for an amount not to exceed \$240,000.



# FRESNO HOUSING

## Recommendation

It is recommended that the Boards of Commissioners authorize the CEO/Executive Director to continue to utilize the CALNET3 contract with AT&T for Internet, telephone, and managed firewall services for one year, beginning August 1, 2022, for an amount not to exceed \$240,000.

## Fiscal Impact

The Agency would like to continue to contract with AT&T for Internet, telephone, and managed firewall services for an amount not to exceed \$240,000. The 2022 Operations Budget includes \$300,000 for this contract. The Agency spent a total of \$237,000 during the previous contract period.

## Background Information

Internet Service Provider (ISP) choices are very limited in Fresno and the choices become even more limited if you factor in how many ISP's can manage the Agency's complicated network infrastructure.

In June 2016, the Boards approved the contract with AT&T to upgrade the Internet infrastructure for an amount not to exceed \$300,000. The new infrastructure provided a one hundred and ten (110) percent increase in bandwidth, enhanced disaster recovery, and ensured that remote sites become less reliant on connectivity at the Central Office. As of December 2017, all seventeen sites have been upgraded. In addition, the Agency has increased utilization of cloud resources to further increase fault tolerance.

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

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

RESOLUTION AUTHORIZING THE EXTENSION OF THE AT&T INTERNET AND  
TELEPHONE SERVICES CONTRACT

WHEREAS, the Housing Authority of the City of Fresno (the "Agency") has a contract with American Telephone & Telegraph ("AT&T") for Internet and Telephone services through the CALNET 3 Statewide Contract; and

WHEREAS, the term of the aforementioned contract ends July 30, 2022; and

WHEREAS, the Agency has been satisfied with the service it has received under the contract with AT&T; and

WHEREAS, the Agency desires to maintain the continuity of the aforementioned services pertaining to work in progress; and

WHEREAS, the Agency desires to exercise its option to continue to utilize the CALNET3 contract with AT&T telephone and data services for one year, beginning August 1, 2022, for an amount not to exceed \$240,000; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno does hereby approve the one-year contract of the telephone and data services contract with AT&T and authorizes Tyrone Roderick Williams, Executive Director/CEO or his designee, to execute all documents in connection therewith.

PASSED AND ADOPTED THIS 26<sup>th</sup> DAY OF JULY, 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. \_\_\_\_\_

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

RESOLUTION AUTHORIZING THE EXTENSION OF THE AT&T INTERNET AND  
TELEPHONE SERVICES CONTRACT

WHEREAS, the Housing Authority of Fresno County (the "Agency") has a contract with American Telephone & Telegraph ("AT&T") for Internet and Telephone services through the CALNET 3 Statewide Contract; and

WHEREAS, the term of the aforementioned contract ends July 30, 2022; and

WHEREAS, the Agency has been satisfied with the service it has received under the contract with AT&T; and

WHEREAS, the Agency desires to maintain the continuity of the aforementioned services pertaining to work in progress; and

WHEREAS, the Agency desires to exercise its option to continue to utilize the CALNET3 contract with AT&T telephone and data services for one year, beginning August 1, 2022, for an amount not to exceed \$240,000; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County does hereby approve the one-year contract of the telephone and data services contract with AT&T and authorizes Tyrone Roderick Williams, Executive Director/CEO or his designee, to execute all documents in connection therewith.

PASSED AND ADOPTED THIS 26<sup>th</sup> DAY OF JULY, 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

# BOARD MEMO

<b>TO:</b>	Boards of Commissioners	<b>AUTHOR:</b>	Lyric Aguigam
<b>FROM:</b>	Tyrone Roderick Williams, CEO		Senior Policy Analyst
<b>MEETING DATE:</b>	07/26/2022	<b>DEPARTMENT:</b>	Administrative Services
<b>AGENDA ITEM:</b>	6c	<b>MEMO DATE:</b>	07/18/2022
<b>SUBJECT:</b>	Award of General Contractor/Construction Manager (GCCM) Contract – Parkway Inn Repair and Rehabilitation		

## Executive Summary

The purpose of this memo is to request approval from the Boards of Commissioners to award a General Contractor/Construction Manager (GCCM) contract for the Parkway Inn Repair and Rehabilitation project.

On June 15, 2022, staff issued a Request for Proposal (RFP) for General Contractor/Construction Management (GCCM) Services. Solicitation efforts included publication in the Fresno Bee, Central Valley Builder's Exchange, Fresno Housing's E-procurement website, and public job walks.

The proposed scope of work included rehabilitation and repair services on a property known as Parkway Inn Motel. The site contains 66 motel rooms, two laundry rooms, office, and a vacant restaurant building. Once completed, the project will meet all accessibility requirements consistent with local law and requirements associated with California Department of Housing and Community Development's Homekey 2 program. The deadline for responses was scheduled for July 14, 2022.

After many discussions with contractors, the Agency understood that the lack of workforce and an increase of publicly-funded projects in the construction industry led the Agency to receive a total of two (2) proposals for the Parkway Inn repair and rehabilitation project. The review panel was comprised of Fresno Housing (FH) staff from the Real Estate Development and Property Management departments. After a review of the proposals, the panel deemed Johnston Contracting, Inc. to be the most responsive and responsible proposer.

After a comprehensive review, staff is recommending Johnston Contracting, Inc. for the Parkway Inn repair and rehabilitation project. The proposals were ranked based on the firm's experience, capacity, fee structure, demonstrated understanding of FH's desired goals and objectives, and economic opportunities outreach. Johnston Contracting, Inc. is a local firm which has completed several construction projects for Fresno Housing, and has the experience, qualifications and price that is most advantageous to the Agency.

Recommendation

It is recommended that the Boards of Commissioners award the General Contractor/Construction Management Services Contract for the Parkway Inn repair and rehabilitation project to Johnston Contracting, Inc. for an amount not to exceed 14% of construction costs for General Contracting services.

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

## FRESNO HOUSING

### **Fiscal Impact**

The proposed contract with Johnston Contracting, Inc. will be no greater than 14% of the total construction costs and will be funded by the City of Fresno, which is the recipient of a Homekey 2 program grant from the California Department of Housing and Community Development. The City will pay the Housing Authority under a Repair Services Agreement (approved by the Board of Commissioners on June 28, 2022). The total construction cost is estimated at \$3,500,000 to \$4,500,000.

### **Background Information**

Parkway Inn is located at 959 N. Parkway Drive, Fresno, CA 93728. The motel is an existing two-story motel with 66 rooms, two laundry rooms, an office, and a vacant restaurant building that will likely be demolished. The majority of the scopes will be replacement and repair – including painting, flooring, lighting/plumbing fixtures, fascia replacement, re-paving, re-roofing, etc. The primary architectural component will include some ADA and accessibility improvements, and may also include fire sprinkler design. The project is estimated to begin in August of 2022. Once a GCCM contract is awarded, the agency and the General Contractor will continue to identify ways of engaging vendors, promoting competition, and notifying the public of bid opportunities in order to avoid non-competitive solicitations.

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

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

**RESOLUTION APPROVING THE CONTRACT FOR GENERAL  
CONTRACTOR/CONSTRUCTION MANAGEMENT SERVICES WITH JOHNSTON  
CONTRACTING, INC. FOR PARKWAY INN REPAIRS AND REHABILITATION**

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

WHEREAS, the City of Fresno is a recipient of a Homekey 2 Program grant from the California Department of Housing and Community Development for the Parkway Inn repair and rehabilitation project located at 959 N. Parkway Drive, Fresno, CA 93728; and

WHEREAS, the City of Fresno will pay The Agency under a Repair Services Agreement (approved by the Board of Commissioners at the June Board of Commissioners Meeting);

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

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

WHEREAS, the Agency has received two (2) proposals from qualified general contractors for the repair and rehabilitation of Parkway Inn; and

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

WHEREAS, the Agency desires to enter into a contract with Johnston Contracting, Inc. for general contractor/construction management services for the rehabilitation of Parkway Inn for an amount that is not to exceed 14% of the total construction costs for the work completed between the project closing and the completion of construction. The total construction cost is estimated at \$3,500,000 to \$4,500,000;



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

PASSED AND ADOPTED THIS 26<sup>th</sup> DAY OF July 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. \_\_\_\_\_

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

**RESOLUTION APPROVING THE CONTRACT FOR GENERAL  
CONTRACTOR/CONSTRUCTION MANAGEMENT SERVICES WITH JOHNSTON  
CONTRACTING, INC. FOR PARKWAY INN REPAIRS AND REHABILITATION**

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

WHEREAS, the City of Fresno is a recipient of a Homekey 2 Program grant from the California Department of Housing and Community Development for the Parkway Inn repair and rehabilitation project located at 959 N. Parkway Drive, Fresno, CA 93728; and

WHEREAS, the City of Fresno will pay The Agency under a Repair Services Agreement (approved by the Board of Commissioners at the June Board of Commissioners Meeting).

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

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

WHEREAS, the Agency has received two (2) proposals from qualified general contractors for the repair and rehabilitation of Parkway Inn; and

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

WHEREAS, the Agency desires to enter into a contract with Johnston Contracting, Inc. for general contractor/construction management services for the rehabilitation of Parkway Inn for an amount that is not to exceed 14% of the total construction costs for the work completed between the project closing and the completion of construction. The total construction cost is estimated at \$3,500,000 to \$4,500,000;

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

PASSED AND ADOPTED THIS 26<sup>th</sup> DAY OF July 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

TO:	Boards of Commissioners	AUTHOR:	Lyric Aguigam
FROM:	Tyrone Roderick Williams, CEO		Senior Policy Analyst
MEETING DATE:	07/26/2022	DEPARTMENT:	Administrative Services
AGENDA ITEM:	7a	MEMO DATE:	07/18 /2022
SUBJECT:	Update on the 2023 Agency Plans		

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## Executive Summary

The purpose of this memo is to provide the Boards of Commissioners with materials that will facilitate the review of the proposed changes to the 2023 Agency Plans. As reported to the Boards at the June Boards of Commissioners meeting, the Agency is in the process of completing required annual updates to these Agency Plans. The Agency Plans consist of the three prevailing policies and administrative documents that govern our major programs, including the Annual Plan, the Administrative Plan and the Admissions & Continued Occupancy Policy (ACOP). Both the County and the City PHA's have one of each of the documents listed below:

- The PHA Annual Plans: Updates to the Five Year Plan are submitted every year outlining progress on activities for the PHA, including additional information on those plans and adding new activities. The Annual Plan also includes a summary of significant changes that are outlined in the Administrative Plans and Admissions & Continued Occupancy Plans. Note: Asset Management and Development activities are only included in the Five-Year PHA Plan with updates noted in the PHA Annual Plan documents.
- The Administrative Plans: These plans encompass and clarify the policies applicable to the administration of the Housing Choice Voucher Program (HCV).
- The Admissions & Continued Occupancy Policies (ACOP): these plans encompass and clarify the policies applicable to the Low Income Public Housing Program (LIPH).

## Process

The process for completing the review, discussions, public notice and hearing, and adoption of the changes to these plans are as follows:

- June 28: Present Timeline to the Boards of Commissioners
- **July 26: Present proposed changes and/or accept Board feedback prior to posting for Public Comment.**
- July 29: Official Public Comment Period begins. All documents will be available on FH website for official public comment beginning July 29, 2022 through September 12, 2022 for the 45-day HUD required comment period outlined.
- August 9: Public Housing Resident Advisory Board (RAB) Meeting

- August 10: Housing Choice Voucher Resident Advisory Board (RAB) Meeting
- August 23: Board Meeting: Public Hearing will take place and an update on public comments received thus far. Agenda will allow for additional Board discussion, comments, and follow up.
- September 7: Final Resident Advisory Board (RAB) Meeting (Public Housing and Housing Choice Voucher RAB Committees will meet).
- September 12: Official 45-day Public Comment period closes.
- September 27: Boards of Commissioners Meeting. Staff requests Board Adoption.
- October 17: Final submission required to HUD.

### 45-Day Comment Period

The 45-day public comment period for the PHA Agency Plans is announced in the Fresno Bee, FH social media platforms, and the FH website. The notice instructs the public on how they may access, review, and comment on the proposed Plan. Staff will be meeting with the Resident Advisory Boards (RAB) and additional meetings are scheduled to discuss proposed amendments to the Plans. Comments received from the public and the RABs are presented to the Commissioners throughout the process with a final deadline for comments at the Public Hearing on August 23, 2022. At that time the Commissioners will be asked to adopt the 2023 PHA Agency Plans for submission to HUD by October 17, 2022.

### Documents for Review

Staff has prepared a variety of documents/tools to assist the Boards and the public in reviewing the above documents and proposed changes. The changes are color coded throughout the set of documents. The colors represent the following:

- **Green:** Regulatory changes. These are changes to the plans required by HUD.
- **Yellow:** Significant changes. Significant changes are those that impact the eligibility and admissions policies of the programs as delineated by HUD.
- **Blue:** Recommendations by Staff. Staff recommendations are those which the Agency has discretion at the local level, permitted by HUD, and can be adopted by the Board of Commissioners.

### Documents Attached in Packet

- **Summary of Proposed Changes to Admin Plan and ACOP:** A summary of all material changes to the plans that include all changes required by HUD, all significant changes to the plan (which are ones that impact the eligibility and admissions policies of the programs), and changes recommended by staff that are discretionary at the local level. This summary also provides context for why the changes are being recommended. To review the full 2023 Admin Plan and ACOP, please follow the link provided below.
- **Excel Spreadsheets for the Admin Plan and the ACOP:** These provide more details and include the exact language that is currently in the plans, and the recommended changes. The document is an easy reference to the specific language in the 2023 documents and the proposed 2023 language without having to refer to the plans themselves, each of which are several hundred pages long.

## FRESNO HOUSING

- **Links to the Draft Annual Plans, Draft Administrative Plans and Draft ACOPs:** Links have been provided to the documents so that the Commissioners and the public can access the sources documents.

Note

Please follow the link to view attachments: [www.fresnohousing.org/agencyplans](http://www.fresnohousing.org/agencyplans).

Attachments:

### **Annual Plans:**

- Attachment A1 – 2023 PHA Annual Plan – Housing Authority of the City of Fresno (Draft)
- Attachment A2 - 2023 PHA Annual Plan – Housing Authority of Fresno County (Draft)

### **Administrative Plans:**

- Attachment B1 - Summary of 2023 Proposed Changes HCV Admin Plan (Draft)
- Attachment B2 - Summary of 2023 Proposed Changes HCV Admin Plan (Excel)
- Attachment B3 - 2023 Administrative Plan – Housing Authority of the City of Fresno (Draft)
- Attachment B4 - 2023 Administrative Plan – Housing Authority of Fresno County (Draft)
- Attachment B5 - NEW 2023 RAD Project Based Voucher Chapter (Draft)

### **Admission and Continued Occupancy Policy (ACOP):**

- Attachment C1 - Summary of 2023 Proposed Changes ACOP (Draft)
- Attachment C2 - Summary of 2023 Proposed Changes ACOP (Excel)
- Attachment C3 - 2023 ACOP – Housing Authority of the City of Fresno (Draft)
- Attachment C4 - 2023 ACOP – Housing Authority of Fresno County (Draft)

Recommendation

The item is informational. No action is necessary.

**Proposed Summary of Changes**  
**2023 Housing Choice Voucher (HCV) Administrative Plan**  
**Effective January 1, 2023**

Below is a summary of changes incorporated into the 2023 HCV Administrative Plan. The changes in **Green** text represent HUD regulation and/or regulatory changes. Changes highlighted in **Yellow** represent significant proposed changes. Significant changes are those that impact the eligibility and admissions policies as delineated by HUD. Changes in **Blue** represent additional changes recommended by staff and are discretionary at the local level, permitted by HUD, which can be adopted by the Boards of Commissioners. Changes in **Orange** will later represent additional changes received during the comment period.

**Chapter 2: Applications and Interest List**

1. **Section 2.2 – Opening and Closing of the Interest List** – Single Interest/Waiting List. A single interest/waiting list will simplify the process for applicants submitting pre-applications to the Housing Choice Voucher program interest lists.
2. **Section 2.2 – Opening and Closing of the Interest List** – Public Notices for Site-based and Referral-based Project-Based Vouchers. To avoid confusion amongst applicants, FH will follow guidance from PIH Notice 2011-54 and publish its Public Notice for Site-based and Referral-based PBVs in the Fresno Bee, a local newspaper of general circulation, and also by minority media and other suitable means, including the agency website.
3. **Section 2.9.1 – Purging the Waiting Lists** – This policy will add clarification that FH may also purge the interest list to ensure it maintains a viable list that results in high response rates from applicants who remain interested in applying for rental assistance.
4. **Section 2.9.1 – Purging the Waiting Lists** – This policy will add a method for applicants who successfully lease up to remove their pre-application from another HCV interest/waiting list.

**Chapter 3: Selection from the Interest List for Admission**

5. [Section 3.4 – Local Preferences/Returning to the Waitlist](#) – Added detailed information on what happens to an applicant’s pre-application when they do not qualify for a preference claimed at the time of selection.
6. [Section 3.4 – Local Preferences/Elderly or Disabled Person Preference](#) – Extended the preference to include any family member who is a disabled person and meets the HUD definition as already specified in this preference category.
7. [Section 3.4 – Local Preferences](#) – Added a new preference applicable to applicant families with minor children under age 18 who meet HUD and FH's definition of a family member. Minor children of a live-in aide do not qualify the family for this preference. Minor foster children of an authorized adult member of the applicant household do not qualify the family for this preference.

#### **Chapter 4: Eligibility for Admission**

8. [Section 4.4.4 – How Much Time Allowed to Add a New Live-in-Aid \(LIA\)](#) – Added the timeframe a person has to add a new live-in aide and when replacing a current LIA.

#### **Chapter 5: Subsidy Standards**

9. [Section 5.3 – Exceptions to the Subsidy Standards](#) – Added a bullet to include a section for reasonable accommodation requests for larger subsidy/voucher sizes when a household member requires a separate area as a reasonable accommodation.
10. [Section 5.4 – Changes for Participants](#) – Changing the number of days a household has to inform FH when they are adding additional family members from “10 business days” to “30 business days”.

#### **Chapter 7: Verification Procedures**

11. [Section 7.3.1, 7.3.2, and 7.9.8, 12.5.1](#) – Families will be given 10 calendar days to furnish requested documents, instead of 10 business days.

#### **Chapter 11: Payment Standards and Rent Reasonableness, and Owner Rents**

12. [Section 11.5.2 – When the Payment Standard Decreases](#) – Hold Harmless – no



reduction in subsidy. FH will continue to use the existing higher payment standard for the family's subsidy calculation for as long as the family continues to receive the voucher assistance in that unit.

#### **Chapter 15: Termination of Assistance**

13. **Section 15.5.2 – Notice of Termination of Assistance** – The timeframe for which a family must request an informal hearing is now clarified to be 10 business days from the date the letter was mailed.

#### **Chapter 22: Project-Based Vouchers (PBV)**

14. **Section 22.11.1 – Owner Proposal Selection Procedures/Method Three** – The Plan was updated to include all PBV developments in the pipeline.
15. **Section 22.11.6 – FH Notice of Owner Selection** – FH will publish its notice of selection of PBV proposals for two consecutive days, or at least one day per week for at least two consecutive weeks.

#### **Chapter 26: Targeted Programs**

16. **Section 26.1 – Veterans Affairs Supportive Housing (VASH) Program** – Unlike the HCV program, income-targeting requirements do not apply for HUD-VASH families so that participating PHAs can effectively serve eligible homeless veterans who may be at a variety of income levels, including low-income. Applying the 80% Area Median Income limits will further expand the program to serve veteran families.

#### **Chapter 23: NEW CHAPTER – Project-Based Vouchers (PBV) under the Rental Assistance Demonstration (RAD) Program**

17. **Entire Chapter** – The new chapter will cover HUD regulations and FH policies related to PBV RAD conversions.

Admin Plan - 2023 Proposed Changes

		HUD regulation and/or regulatory change.	Significant proposed changes.				
		Additional changes suggested by staff or are HUD discretionary.	Public Comment Suggestions				
		**Descriptor: Not actual language in Admin Plan**					
Chapter	Section	Current Policy	Proposed Change	Substantial Change (Yes or No)	Category	Board Discussion	Rationale for Change
1	1.3 Housing Authority Overview	In addition to these vouchers the AHD also administers the Family Self-Sufficiency (FSS) program to assist approximately 37 families. With the assistance of FSS coordinators, each FSS family works toward the attainment of a person five-year written plan to move from dependency to self-reliance. The Division also assists eligible qualifying families to pursue the dream of home ownership through the Section 8 Homeownership option.	Delete the entire paragraph from the City Administrative Plan "ONLY." The City does NOT have an FSS Program.	No	Clarification	No	The City does not have an FSS Program.
2	2.2 Opening and Closing of Interest List	There is currently a separate interest/wait list for the City Program and the County Program; however, applicants can lease up in either jurisdiction. Technically, the City of Fresno is within jurisdiction of Fresno County. There is a great % of voucher holders who are leased within the City limits.	<b>Single Interest/Waiting List.</b> FH uses the same applicants for its City and County Housing Choice Voucher programs. The use of a single interest/waiting list will reduce burden and avoid confusion for applicants in the process of applying for HCV assistance. Managing a single interest/waiting list also reduces administrative burden by allowing staff to perform other application functions, such as issuing vouchers more expeditiously. Selected applicants who meet eligibility requirements will be issued a voucher and may lease up in either the city or county of Fresno regardless of receiving a City or County HCV voucher.	Yes	HUD Discretionary Change	Yes	<u>982.205 Waiting List: Different Programs.</u> (a) Merger and cross-listing. (1) Merged waiting list. A PHA may merge the waiting list for tenant-based assistance with the PHA waiting list for admission to another assisted housing program, including a federal or local program. In admission from the merged waiting list, admission for each federal program is subject to federal regulations and requirements for the particular program. <u>PIH Notice 2020-02</u> addresses Guidance on Shared Waiting Lists, and HUD's requirement to publish procedural guidance for implementing shared waiting lists. Amongst the list of <i>Best candidates for a shared waiting list is,</i> " <b>PHAs and owners that receive applications from similar applicants; PHAs that share a geographic area of jurisdiction, and PHAs in densely populated, urban areas where there may be many smaller PHAs with overlapping service areas, or places where there is a county-wide PHA whose service area also encompasses smaller town or city-level PHAs.</b> HUD also noted that there may also be other programs/characteristics that could lend entities to be good candidates for shared waiting lists.
2	2.2 Opening and Closing of Interest List	There is currently no verbiage about Site-Based PBV or Referral-Based Public Notices	<b>Site-based Project-Based Vouchers (PBV).</b> When FH opens a site-based interest/waiting list for PBV units, all new applicants and families or individuals currently on FH's tenant-based interest/waiting list will be provided with the option to have their names placed on the list as well. As described in Notice PIH 2011-54, <i>Guidance on the Project-Based Voucher Program</i> , PHAs do not have to notify each family on the tenant-based waiting list by individual notice. FH will notify these applicants by the same means it would use in opening its interest list.  Referral-based PBVs. FH accepts applications by direct referral for project-based units specifically designated for persons experiencing homelessness, chronic homelessness or at risk of chronic homelessness, <b>and/or</b> persons with severe mental illness by direct referral from the Coordinated Entry System (CES) managed by the Fresno Madera Continuum of Care (FMCoC) <b>or other community partners</b> for specific projects . The Public Notice will clearly state that referrals must come from CES <b>or other sources when applicable</b>	Yes	HUD Discretionary Change	Yes	Staff had met with HUD staff in April of 2021 regarding PBVs with NPLH and CES Referrals to get clarification on Public Notice requirements. As described in PIH 2011-54, to avoid confusion amongst applicants, PHAs do not have to notify each family on the tenant-based waiting list by individual notice.

		HUD regulation and/or regulatory change.	Significant proposed changes.				
		Additional changes suggested by staff or are HUD discretionary.	Public Comment Suggestions				
		**Descriptor: Not actual language in Admin Plan**					
Chapter	Section	Current Policy	Proposed Change	Substantial Change (Yes or No)	Category	Board Discussion	Rationale for Change
2	2.9.1 Purging the Waiting Lists	Purging the Waiting Lists	Add "Interest" before every entry of "Waiting" For example, "Interest/Waiting". Also update the TOC to read, "Purging the Interest/Waiting Lists."	No	Clarification	Yes	HCV implemented its option to use the Save My Spot feature during the pandemic to maintain an up-to-date interest list. "Interest List" needed to be added before the word "Waiting List" to clarify that a purge can also be performed on an Interest List. The Save My Spot feature is mentioned in the same section of the Admin Plan.
2	2.9.1 Purging the Waiting Lists	Applicants on multiple HCV interest/waiting lists. Currently there is no efficient method for applicants who successfully lease up to remove their pre-application from another HCV interest/waiting list.	Add the following: APPLICANTS ON MULTIPLE HCV INTEREST/WAITING LISTS In order to eliminate duplicate processing of pre-applications for applicants who applied on both the City and County HCV lists, applicants are given the choice to remove their pre-application from the list from which they were not selected if they were successfully leased up in the other HCV program. <i>[Note: must adopt in the event a Single Interest/Waiting List is approved, as FH is still working with both HCV City and County Interest Lists].</i>	No	Agency Policy Preference	Yes	When an applicant successfully leases up in an HCV program, and has another pre-application for the other HCV program; FH must perform additional draws to account for the high volume of applicants who do not respond because they are already receiving housing assistance.
3	3.4 Local Preferences	LOCAL PREFERENCES: If upon verification, FH determines that the family does not qualify for the preference(s) claimed their pre-application will be removed from the waiting list and canceled.	RETURNING TO WAITLIST: "If upon verification, FH determines that the family does not qualify for the preference(s) claimed, the preference(s) will be removed. – If there is an interest list, the applicant will be returned to the interest list without the benefit of the preference removed. – If an applicant is selected from the interest list for a specified number of preference points and the applicant does not qualify for the preference claimed, but is determined to be eligible for other preference points, the applicant will be screened for eligibility if the preference points are equal to or more than the preference points drawn. – If the applicant was in the last batch of waitlist draws (due to a final draw, for example) for a specified number of points, and the applicant's preference points are less than the specified number of points drawn, the applicant will be cancelled.	No	Clarification	Yes	Provides additional instruction as to when there is an interest that is still active and when an interest list no longer exists, what happens when an applicant does not qualify for the preferences claimed on their pre-application.
3	3.4 Local Preferences, Number 3.	LOCAL PREFERENCES: 3. Elderly or Disabled Person Preference (10 Points) "A disabled person preference applies if the head, spouse or co-head are one or more of the following:"	Disabled Person Preference (10 Points): A disabled person preference applies if <del>head, spouse or co-head</del> are any family member is one or more of the following:	Yes	Agency Policy Preference	Yes	Note: The disability status of every member on the pre-application is captured; therefore, families can update that information for any household member with a disability.
	3.4 Local Preferences, Number 4.	FH currently does not have a Family Preference.	Families with Minor Children Preference (# Points): Applicant families with minor children under age 18 who meet HUD and FH's definition of a family member. Minor children of a live-in aide do not qualify the family for this preference. Minor foster children of an authorized adult member of the applicant household do not qualify the family for this preference.	Yes	HUD Discretionary Change	Yes	

		HUD regulation and/or regulatory change.	Significant proposed changes.				
		Additional changes suggested by staff or are HUD discretionary.	Public Comment Suggestions				
		**Descriptor: Not actual language in Admin Plan**					
Chapter	Section	Current Policy	Proposed Change	Substantial Change (Yes or No)	Category	Board Discussion	Rationale for Change
4	4.4.4 Live-in Aide	Currently, there is no language in the Administrative Plan regarding the length of time a family has to identify a live-in aide. This creates a situation in which the FH pays excess HAP for a higher voucher size in the absence of a LIA.	HOW MUCH TIME ALLOWED TO ADD A NEW LIVE IN AIDE: Once a live-in aide is approved, the family must identify a person as the live-in aide within 30 calendar days of the approval to allow FH to conduct a background check. Thirty-day extensions may be granted up to 120 days to allow the family time to identify a live-in aide. In the event a live-in aide cannot be identified the voucher size may be reduced by processing a special recertification. If the family later identifies a live-in aide, a special recertification may be processed which may change the anniversary date of the family's annual recertification. The same allotment of time also applies when the family must replace a current live-in aide.]  Chapter 5 already states that "FH will not approve an unidentified live-in aid; nor a larger unit than the family qualifies for under FH subsidy standards, for an unidentified aide," but does not state the length of time the family has to identify the LIA. This addition clarifies what is already in practice.	No	Clarification	Yes	Currently, there is no language in the Administrative Plan regarding the length of time a family has to identify a live-in aide. This creates a situation in which the FH pays excess HAP for a higher voucher size in the absence of a LIA.
5	5.2 Subsidy/Voucher Size	The subsidy standard chart currently shows that a voucher is issued as two persons per bedroom.	Insert the following to the list of bullets: "A separate bedroom will be issued to the head of household (with spouse or co-head, if any) and one bedroom to every two persons, thereafter." and update the chart to reflect the new policy.	No	Agency Policy Preference	No	Due to a number of factors, which included a recent rent burden analysis and subsidy standard assessment used to examine a policy change impact on the housing assistance financial budgets, it was decided to adopt a new subsidy standard policy to support families experiencing high rent burdens and difficulties locating affordable housing.
5	5.3 Exceptions to the Subsidy Standards	Exceptions to the Subsidy Standards	Change sleeping rooms to sleeping areas.	No	Clarification	No	To align with correct Housing Quality Standard terms.
5	5.3 Exceptions to the Subsidy Standards	Exceptions to the Subsidy Standards. This section does not include language for reasonable accommodation requests for larger subsidy sizes when a household member needs a separate bedroom.	Insert the following to the list of bullets: "An exception may be granted, (cases are decided on a case-by-case basis), when a member or members of the household need a separate bedroom. When considering the necessity of a larger subsidy for a separate bedroom, all other living and sleeping areas in the unit must be insufficient for use as a sleeping area.  When the need for a separate bedroom is verified by a professional as a request for reasonable accommodation, FH will acknowledge the need for a separate bedroom for the person with disabilities and a larger subsidy may be granted when the other sleeping areas in the unit are insufficient and create an over-crowded situation (refer to Section 5.6 HQS Guidelines for Unit Size Selected).	Yes	HUD Discretionary Change	Yes	NOTE: Review 24 CFR 982.402 (b) (8) and review with the local Fair Housing Agency. Also consider if this needs to be in Section 5.3.1
5	5.4.2 Changes for Participants	The members of the family residing in the unit must be approved by FH. The family must obtain approval of any additional family member before the new member occupies the unit except for additions by birth, adoption, or court-awarded custody, in which case the family must inform FH within <u>10</u> business days.	The members of the family residing in the unit must be approved by FH. The family must obtain approval of any additional family member before the new member occupies the unit except for additions by birth, adoption, or court-awarded custody, in which case the family must inform FH within <u>30</u> business days.	No	Clarification	Yes	change 10 days to 30 days

		HUD regulation and/or regulatory change.	Significant proposed changes.				
		Additional changes suggested by staff or are HUD discretionary.	Public Comment Suggestions				
		**Descriptor: Not actual language in Admin Plan**					
Chapter	Section	Current Policy	Proposed Change	Substantial Change (Yes or No)	Category	Board Discussion	Rationale for Change
7	7.3.1, 7.3.2, 7.9.8, 12.5.1	FH will allow 10 business days for the return of written third-party verification form before going to the next method, which is oral verification.	FH will allow 10 <del>business</del> <b>calendar</b> days for the return of written third-party verification form before going to the next method, which is oral verification.	No	Agency Policy Preference	Yes	10 calendar days will allow staff to process annual/interim reexaminations/certification more expediently, and notify residents sooner of new tenant rent portions.
7	7.3.4	EIV Discrepancies	EIV or IVT Discrepancies	No	Clarification	No	
11	11.5.2 When the Payment Standard Decreases	When the Payment Standard Decreases based on a reduction in the FMR when the payment standard would fall out of the basic FMR range (90 - 110%): Current policy requires FH to use the lower payment standard to calculate the family's rent portion and the owner's HAP beginning on the effective date of the family's second regular (annual) reexamination following the effective date of the decrease in the payment standard, if the amount on the PHA's payment standard schedule decreased during the term of the HAP contract.	<p>The Housing Opportunity Through Modernization Act (HOTMA) of 2016 amended the voucher program regulations at 24 CFR 982.505(c)(3) to reflect the changes made by HOTMA. FH will use the following policy for applying a decrease in the payment standard amount to families under HAP contract on the effective date of the decrease in the payment standard amount.</p> <p><b><u>Hold Harmless</u></b> – no reduction in subsidy. FH will continue to use the existing higher payment standard for the family's subsidy calculation for as long as the family continues to receive the voucher assistance in that unit.</p> <p>If a family's voucher size is reduced, any lowered payment standard will be applied at the first regular (annual) reexamination following the subsidy standard change. This rule applies whether the family's voucher size was reduced due to a change in family composition or due to the PHA changing its subsidy standards (24 CFR 982.505 (c)(3).</p>	Yes	HUD Discretionary Change	Yes	Effective July 29, 2016, PHAs may choose, but are no longer required, to reduce the payment standard for a family that remains under HAP contract at the family's second annual reexamination if, as the result of a decrease in the FMR, the payment standard would otherwise fall outside the basic range (90 - 110%). [FH applied for a waiver allowing us to set payment standards at 120% of FMR. A hold harmless clause is being added to avoid resetting payment standards within the 90 - 110% FMR range].
	12.7 Annual Recertification Effective Dates	In general, a decrease in family income that results in a decrease in tenants portion from an annual reexamination will take effect on the first day of the month following the date the change was reported.	In general, a decrease in family <b><u>adjusted</u></b> income that results in a decrease in tenants portion from an annual reexamination will take effect on the first day of the month following the date the change was reported.	No	Clarification	No	The driver that determines an earlier effective date of a recertification is when there's a loss or reduction in income, assets or expenses; not a change in payment standard, subsidy standard, or utility allowance.
12	12.9.2 New Family and Household Members Requiring Approval	With the exception of children who join the family as a result of birth, adoption, or court-awarded custody, a family must request FH approval to add a new family member [24 CFR 982.551(h)(2)] or other household member (live-in aide or foster child) [24 CFR 982.551(h)(4)].	With the exception of children who join the family as a result of birth, adoption, or court-awarded custody, a family must request FH approval to add a new family member [24 CFR 982.551(h)(2)] or other household member (live-in aide, foster child or <b><u>foster adult</u></b> ) [24 CFR 982.551(h)(4)].	No	Clarification	No	added Foster Adult
12	12.11.1 Methods of Reporting	The family must notify FH of all changes in income or household composition in writing.	The family must notify FH of all changes in income or household composition in writing <b><u>or by utilizing the online portal.</u></b>	No	Clarification	No	All other areas related to the online portal were previously updated. It was just this sentence that was missed.
15	15.5.2 Notice of Termination of Assistance	In any case where FH decides to terminate assistance to the family, FH must give the family written notice which states: a) The reason(s) for the proposed termination, b) The family's right, if they disagree, to request an Informal Hearing to be held before termination of assistance. c) The date by which a request for an informal hearing must be received by FH. d) Provide VAWA documentation	ADD A TIMEFRAME FOR DEADLINE TO RESPOND [AI: c) The date by which a request for an informal hearing must be received by FH, <b><u>which is 10 business days from the date the letter is mailed.</u></b> ]	No	Clarification	Yes	FH has been including the date the family must request the informal hearing, however, the timeframe was not listed in the Administrative Plan. [Added the timeframe in which the family must request an informal hearing.]

[illegible]

**Proposed Summary of Changes**  
**2023 Admissions and Continued Occupancy Policy (ACOP)**  
**City and County**  
**Effective January 1, 2023**

Below is a summary of changes to be incorporated into the 2023 Admissions and Continued Occupancy Policy (ACOP). The changes in **Green** text represent HUD regulation and/or regulatory changes mandated per HUD's Public and Indian Housing (PIH) Notices or regulatory changes. Changes in **Blue** represent additional changes suggested by staff. Staff recommendations are discretionary at the local level, permitted by HUD, and can be adopted by the Boards of Commissioners.

*Please Note: For the year 2023, staff are not proposing any significant changes (yellow). This may change during Public Comment.*

**Chapter 4 – Pre-Applications, Management of the Interest List and Resident Selection**  
**[24 CFR 5.400, 5.600, 960.201 through 960.208]**

1. **Section 4.11** – Method of Selection - Added language to clarify when an applicant fails to respond to an initial notice, the application for other City or County Public Housing interest list will be removed, however the applicant may contact FH within 6 months to be reinstated.
2. **Section 4.12** – Local Preference [24 CFR 960.206] – Added language to add that referrals will still need to meet the eligibility criteria as described in Chapter 3.

**Chapter 5 – Occupancy Standards & Unit Offers**

1. **Section 5.0 Determining Unit size** – Temporary absence due to placement in foster care – Added language to include addition of a minor household member due to foster care placement.
2. **Section 5.3 Plan for Unit Offers** - Updated language to include protected classes also added clarifying language for unit assignment.

**Chapter 9 – Standards For Continued Occupancy & Reexaminations [24 CFR 960.257, 960.259, 966.4]**

1. **Section 9.5** – Recertification Notice Timeline – Added language to the third reminder notice to include a 60-day Notice to Terminate Tenancy. Removed 30-day Notice to Terminate Tenancy issuance from fourth reminder notice.
2. **Section 9.9** – Requirements to Attend – Added clarification language regarding attendance requirements for annual certifications.



ACOP - 2023 Proposed Changes

Item	Chapter	Chapter/ Section	Current Policy	Proposed Change	Category	Rationale for Change
1	1	Statement of Polices and Objectives: INTRODUCTION	<p>The Housing Authority of the County of Fresno (herein referred to as FH) is responsible for public and affordable housing stock located throughout Fresno County. FH is not a federal department or agency. FH is a governmental or public body, created and authorized by state law to develop and operate housing and housing programs for low-income families.</p> <p>FH enters into an Annual Contributions Contract (ACC) with HUD to administer the public housing program. FH must ensure compliance with federal laws, state law, regulations and notices and must establish policy and procedures to clarify federal requirements and to ensure consistency in program operation.</p>	<p>The Housing Authority of the County of Fresno (herein referred to as FH) <u>is a public entity that -is responsible- serves as the provider of</u> <del>for</del> public and affordable housing stock located throughout Fresno County. FH is not a federal department or agency. FH is a governmental or public body, created and authorized by state law to develop and operate housing and housing programs for low-income families.</p> <p><u>To administer the public housing program</u>, FH enters into an Annual Contributions Contract (ACC) with HUD to administer the public housing program. FH must ensure compliance with federal laws, state law, regulations and notices and must establish policy and procedures to clarify federal requirements and to ensure consistency in program operation.</p>	Program Alignment	reworded clarification
2	1	Statement of Polices and Objectives: INTRODUCTION	<p>FH is committed in maintaining compliance with state laws that prohibit housing discrimination based on sexual orientation, gender identity, and/or gender expression</p>	<p>FH is committed in maintaining compliance with <del>state-laws</del> <u>federally-protected classes of race,color, sex, religion, familial status, age, disability, or national origin, as well as additional protections afforded under the regulations with regard to</u> gender identity, actual or perceived sexual orientation, and/or martial status. <del>-that-prohibit housing-discrimination-based-on-sexual-orientation,-gender-identity,-and/or-gender-expression-</del> In addition, FH is committed to maintaining compliance with state laws that prohibit discrimination based on military status, source of income, ancestry, and/or gender expression.</p>	Program Alignment	Program alignment, HCV has more indepth language, format change, also to comply with HUD's Equal Access Rule
3	4	4.11 Method of Selection	<p>METHOD OF SELECTION</p> <p>FH preference system will work in combination with requirements to match the characteristics of the family to the type of unit available, including units with targeted populations, and further deconcentration deconcentrate of poverty in public housing. When such matching is required or permitted by current law, FH will give preference to qualified families.</p> <p>Families who are selected from the interest list will be contacted by FH to complete a full application for occupancy. Applicants may not retain their place on the wait list if they refuse to complete the application process, or fail to provide required documentation to determine eligibility.</p>	<p>METHOD OF SELECTION</p> <p>FH preference system will work in combination with requirements to match the characteristics of the family to the type of unit available, including units with targeted populations, and further <del>deconcentration</del> <u>deconcentrate</u> of poverty in public housing. When such matching is required or permitted by current law, FH will give preference to qualified families.</p> <p>Families who are selected from the interest list will be contacted by FH to complete a full application for occupancy. Applicants may not retain their place on the wait list if they refuse to complete the application process, or fail to provide required documentation to determine eligibility. <u>Applicants who fail to respond to the initial notice will be removed from all Public Housing waiting lists in the City and County of Fresno. Removal from the waiting list means the applicant must reapply if interested when the interest list for that locality re-opens. Applicants removed due to failure to respond to the initial notice will have up to six (6) months from the removal date to contact FH to be reinstated on the interest list they were removed from.</u></p> <p>Preferences will be ranked by highest points. <u>Applicants with the same ranking will be selected according to random lottery.</u></p> <p><u>Once the initial application pool is established, each applicant will be invited to the full application process. FH will conduct this method of selection so there is a clear audit trail that can be used to verify that each applicant has been selected in accordance with the method specified in this policy.</u></p>	Agency Policy Preference	This process will help with no shows to other list pulled for interviews.



Item	Chapter	Chapter/ Section	Current Policy	Proposed Change	Category	Rationale for Change
4	4	4.12 Local Preferences [24 CFR 960.206]	<p><b>Limited Preference</b> Limited preferences require a referral and are available even when the interest list is closed to other applicants. ...</p> <p>Applicants who have actually been displaced must not be living in "standard, permanent replacement housing," which is defined as housing that is decent, safe, and sanitary that is adequate for the family size (according to code/Housing Quality Standards), and that the family is occupying pursuant to a lease or occupancy agreement.</p> <p>Such housing does not include transient facilities, hotels, motels, temporary shelters, and (in the case of victims of domestic violence) does not include housing in which the applicant lives with the individual who engages in such violence.</p>	<p><b>Limited Preference</b> Limited preferences require a referral and are available even when the interest list is closed to other applicants. <b>Limited preferences affect only the order of the applicants on the interest list. They do not make anyone eligible who was not eligible before. Referrals must meet eligibility criteria per Chapter 3 (do we want to add preference points)</b> ...</p> <p>Applicants who have actually been displaced must not be living in "standard, permanent replacement housing," which is defined as housing that is decent, safe, and sanitary that is adequate for the family size (according to code/Housing Quality Standards), and that the family is occupying pursuant to a lease or occupancy agreement.</p> <p>Such housing does not include transient facilities, hotels, motels, temporary shelters, and (in the case of victims of domestic violence) does not include housing in which the applicant lives with the individual who engages in such violence.</p>	Agency Policy Preference	include language to add referrals must still meet eligibilty criteria.
5	5	5 Introduction	<b>Part I: Occupancy Standards.</b> This part contains FH’s standards for determining the appropriate unit size for family of different sizes and types.	<b>Part I: Occupancy Standards.</b> This part contains FH’s standards for determining the appropriate unit <del>size based on for family</del> family-es size. <del>of different sizes and types.</del>	Clarification Change	Kat had a question on grammer
6	5	5.0 Determine Unit Size	The temporary absence of a minor household member from the home due to placement in foster care may be considered in determining a family’s composition, which will be considered in determining bedroom size. Therefore, the family must inform FH within 10 business days	The temporary absence <del>or addition</del> of a minor household member <del>due to foster care placement from the home due to placement in foster care</del> may be considered in determining a family’s composition, which will then be considered in determining bedroom size. Therefore, the family must inform FH within 10 business days. <b>Failure to notify FH may result in notice of lease violation.</b>	Agency Policy Preference	Kat's question this happens often we add this may lead to a lease violation? <b>(Temporary placement of less than six (6) months. Will need procedure to determine if temp. placement or long term placement.</b>
7	5	5.3 Plan for Unit Offers	FH plan for selection of applicants and assignment of dwelling units will ensure equal opportunity and non-discrimination on grounds of race, color, sex, religion, familial status, disability, national origin, marital status, gender identity, gender expression, or sexual orientation. Unit assignment is based on unit of suitable size and types available at the site.	<del>When assigning FH plan for selection of applicants and assignment of</del> dwelling units, FH will ensure equal opportunity and non-discrimination on grounds of race, color, sex, religion, familial status, disability, national origin, marital status, <b>actual or perceived sexual orientation</b> , gender identity, or gender expression, <b>in accordance with the Fair Housing Act, HUD's Equal Access Rule, or State, and other local anti-discrimination laws. FH plan for selection</b> Unit assignment is based <b>solely on on-unit-of</b> suitable size and types <b>of unit</b> available at the site <b>for which the applicant was selected.</b>	Clarification Change	added language to include Equal Access Rule language, and reword last sentence
8	8	8.7 Security Deposits [24 cfr 966.4 (B) (5)]	FH will provide the resident or designee identified above with a written list and copies of receipts of any charges against the security deposit. If the resident disagrees with the amount charged to the security deposit, FH will provide a meeting to discuss the charges.	FH will provide the resident or <b>appropriate</b> designee <del>identified above</del> with a written list and copies of receipts of any charges against the security deposit. If the resident disagrees with the amount charged to the security deposit, FH will provide a meeting to discuss the charges.	Clarification Change	Lorena's question. What does this mean?
9	8	8.12 Leasing and Inspections	<b>Housekeeping Citations.</b> Should the resident "fail" the re-inspection, FH will conduct a unit inspection every 15 days (not to exceed 2 inspections) until violation is cured.	<del>Housekeeping Citations</del> Residents who “fail” an inspection due to housekeeping will be issued a <del>Housekeeping Citation</del> notice, and a re-inspection will be conducted within ten (10) business days by FH staff. Should the resident “fail” the re-inspection, FH will conduct a unit inspection every 15 days ( <del>not to exceed 2 inspections</del> ) until violation is cured.	Clarification Change	removed (not to exceed 2 inspections)
10	9	Introduction	The frequency in which FH will reexamine income for a family depends on whether the family pays income-based or flat rent. HUD requires FH to offer all families the choice of paying income-based rent or flat rent annually. Per PIH Notice 2016-05, Streamlining Rule, Mixed Families may not chose flat rent when their TTP is greater than the applicable flat rent. FH policies for offering families a choice of rents are located in (Chapter 6 Income and Rent Determination).	The frequency in which FH will reexamine income for a family depends on whether the family pays income-based or flat rent. HUD requires FH to offer all families the choice of paying income-based rent or flat rent annually. Per PIH Notice 2016-05, Streamlining Rule, Mixed Families may not <del>ehose choose</del> flat rent when their TTP is greater than the applicable flat rent. FH policies for offering families a choice of rents <del>are</del> <b>are</b> located in (Chapter 6 Income and Rent Determination).	Spelling, Grammer, Format, etc.	Grammer

Item	Chapter	Chapter/ Section	Current Policy	Proposed Change	Category	Rationale for Change
11	9	9.5 Recertification Notice Timeline	<p>Third Reminder Notice If the resident does not respond to the Second Reminder Notice before 60 days prior to the recertification anniversary date, FH will provide the resident a Third Reminder Notice no later than 60 days prior to the anniversary date.</p> <p>Fourth Reminder Notice / Notice of Intent to Terminate If the resident does not respond to the Third Reminder Notice before 30 days prior to the recertification anniversary date, FH will provide the resident a Fourth Reminder Notice no later than 30 days prior to the anniversary date. This notice serves as a 30-Day Notice to Terminate Tenancy.</p>	<p>Third Reminder Notice If the resident does not respond to the Second Reminder Notice before 60 days prior to the recertification anniversary date, FH will provide the resident a Third Reminder Notice no later than 60 days prior to the anniversary date. <b>This notice serves will include as a 60-Day Notice to Terminate Tenancy.</b></p> <p>Fourth Reminder Notice / Notice of Intent to Terminate If the resident does not respond to the Third Reminder Notice before 30 days prior to the recertification anniversary date, FH will provide the resident a Fourth Reminder Notice no later than 30 days prior to the anniversary date. <b>This notice serves as a 30-Day Notice to Terminate Tenancy.</b></p>	Agency Policy Preference	Change to 60 day notice to service termination notice instead of 30 day notice.
12	9	9.8 Collectoin of Information	<p>COLLECTION OF INFORMATION</p> <p>The family is required to complete the Questionnaire packet; a HUD-92006 form, HUD-Form 9886, Debts Owed HUD Form-52675, • RHIIPIand all adult members of the household will be required to execute sign a Criminal Background Consent Form.</p>	<p>The family is required to complete the a -<del>Q</del>questionnaire packet, including the following HUD forms;;</p> <ul style="list-style-type: none"> <li>• HUD-92006 form,</li> <li>• HUD-Form 9886,</li> <li>• Debts Owed HUD Form-52675,</li> <li>• RHIIPI</li> </ul> <p><del>and</del>In addition all adult members of the household will be required to <del>exeeute</del> sign a Criminal Background Consent Form <b>and provide necessary documentation needed to determine eligibility.</b></p>	Clarification Change	reworded, clarified items needed. Changed format to bullets
13	9	9.9 Requirements to Attend	<p>REQUIREMENTS TO ATTEND</p> <p>All adult family members will be required to attend the recertification interview, and sign the Personal Declaration for continued occupancy the FH General Release of Information Criminal Background Consent form and HUD-form 9886.</p> <p>If the head of household or any adult member of the household is unable to attend the interview the appointment will be rescheduled as outlined in Recertification Notice Timeline of this Chapter.</p>	<p>REQUIREMENTS TO ATTEND</p> <p>All adult family members will be required to attend <b>the annual</b> recertification interviews, <b>and sign the Personal Declaration</b><del>complete a new questionnaire, and complete all required forms, listed above, for continued occupancy no less than 60 days before the effective date.;</del><del>the FH General Release of Information Criminal Background Consent form and HUD-form 9886.</del></p> <p>If the head of household or any adult member of the household is unable to attend the interview the appointment will be rescheduled as outlined in Recertification Notice Timeline of this Chapter, but in all cases must occur no less than 30 days before the effective date. Failure to comply with the recertification requirement will be material breach of the lease and may result in termination of tenancy.</p>	Clarification Change	reworded, clarification
14	9	9.10 Criminal Background Check	FH will conduct criminal background checks using but not limited to FBI finger printing, DOJ Lifetime Sex Offender, and County and Statewide Criminal searches. A family may be denied assistance if the results show evidence which would prohibit admission to public housing.	FH will conduct criminal background checks using but not limited to FBI finger printing, DOJ Lifetime Sex Offender, and County and Statewide Criminal searches. A family may be denied assistance if the results shows evidence which would prohibit admission to public housing.	Spelling, Grammer, Format, etc.	Kat comment, We aren't doing finger printing anymore right?

Item	Chapter	Chapter/ Section	Current Policy	Proposed Change	Category	Rationale for Change
15	9	9.19 Income Changes Resulting from Welfare Program Requirements	<p>FH will not reduce the public housing rent for families whose welfare assistance is reduced due to a “specified welfare benefit reduction,” which is a reduction in welfare benefits due to:</p> <ul style="list-style-type: none"> <li>• Fraud by a family member in connection with the welfare program; or</li> <li>• Noncompliance with a welfare agency requirement to participate in an economic self-sufficiency program.</li> </ul> <p>A “specified welfare benefit reduction” does not include a reduction of welfare benefits due to:</p> <ul style="list-style-type: none"> <li>• The expiration of a lifetime time limit on receiving benefits; or</li> <li>• A situation where the family has complied with welfare program requirements but cannot or has not obtained employment, such as: The family has complied with welfare program requirements, but the durational time limit, such as a cap on the length of time a family can receive benefits, causes the family to lose their welfare benefits.</li> <li>• Noncompliance with other welfare agency requirements.</li> </ul>	<p>FH will not reduce the public housing rent for families whose welfare assistance is reduced due to a “specified welfare benefit reduction,” which is a reduction in welfare benefits, defined below as “Imputed Welfare Income.” [24 CFR §5.615 (c)(5)].</p> <p>The table below breaks down the possible reasons welfare benefit may be reduced or terminated and whether imputed welfare assistance needs to be included in the annual income. due to:</p> <p>(inserted clear table)</p>	Spelling, Grammer, Format, etc.	formate change and clarified language, made easier to understand.
16	9	9.23 Reporting of Changes in Family Composition	If a change due to birth, adoption, court-awarded custody, or need for a live-in attendant requires a larger size unit due to overcrowding, the change in unit size shall be made effective upon availability of an appropriately sized unit.	If a change due to birth, adoption, court-awarded custody, or need for a live-in attendant requires a larger size unit due to overcrowding, the change in unit size shall be made effective upon availability of an appropriately sized unit. <b>See Chapter 7 for verification requirements.</b>	Clarification Change	added language where to find verification requirements
17	10	10.0 Overview	<p>A service animal is any dog that is individually trained to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability.</p> <p>Assistance animals are animals that work, provide assistance, or perform tasks for the benefit of a person with a disability, or are animals that provide emotional support that alleviates one or more identified symptoms for effects of a person’s disability.</p> <p>Assistance animals perform many disability-related functions, including but not limited to, the following:</p> <ul style="list-style-type: none"> <li>Guiding blind or low vision individuals</li> <li>Alerting deft or hearing impaired individuals</li> <li>Providing minimal protection or rescue assistance</li> <li>Pulling a wheelchair</li> <li>Fetching items</li> <li>Alerting persons to impeding seizures</li> <li>Providing emotional support to persons with disabilities who have a disability-related needed for such support.</li> </ul>	<p>A service animal is any <del>dog</del> <b>animal</b> that is individually trained to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability.</p> <p>Assistance animals are animals that work, provide assistance, or perform tasks for the benefit of a person with a disability, or are animals that provide emotional support that alleviates one or more identified symptoms <del>for</del> effects of a person’s disability.</p> <p>Assistance animals perform many disability-related functions, including but not limited to, the following:</p> <ul style="list-style-type: none"> <li>Guiding blind or low vision individuals</li> <li>Alerting <del>deaf</del> <b>deft</b> or hearing impaired individuals</li> <li>Providing minimal protection or rescue assistance</li> <li>Pulling a wheelchair</li> <li>Fetching items, <b>such as medicine or a phone</b></li> <li>Alerting persons to impeding seizures</li> <li>Providing emotional support to persons with disabilities. <del>-who have a disability-related needed for such support-</del></li> </ul>	Clarification Change	changed dog to animal, spelling, and added items?
18	10	10.1 Approval of Service Animals and Assitance Animals	<p>If the animal meets the test for “service animal,” the animal must be permitted to accompany the individual with a disability to all areas of the facility where persons are normally allowed to go, unless (1) the animal is out of control and its handler does not take effective action to control it; (2) the animal is not housebroken (i.e., trained so that, absent illness or accident, the animal controls its waste elimination); or (3) the animal poses a direct threat to the health or safety of others that cannot be eliminated or reduced to an acceptable level by a reasonable modification to other policies, practices and procedures.</p> <p>A service animal must be permitted in all areas of the facility where members of the public are allowed.</p>	<p>If the animal meets the test for “service animal,” the animal must be permitted to accompany the individual with a disability to all areas of the facility where persons are normally allowed to go. <del>-unless (1) the animal is out of control and its handler does not take effective action to control it; (2) the animal is not housebroken (i.e., trained so that, absent illness or accident, the animal controls its waste elimination); or (3) the animal poses a direct threat to the health or safety of others that cannot be eliminated or reduced to an acceptable level by a reasonable modification to other policies, praictees and procedures.</del></p> <p><del>A service animal must be permitted in all areas of the facility where members of the public are allowed.</del></p>	Clarification Change	removed exceptions

Item	Chapter	Chapter/ Section	Current Policy	Proposed Change	Category	Rationale for Change
19	10	10.1 Approval of Service Animals and Assitance Animals	• For an animal to be excluded from the pet policy and be considered a service animal, it must be a trained doganimal, and there must be a person with disabilities in the household who requires the dog’animal’s service.	• For an animal to be excluded from the pet policy and be considered a service animal, it must be a trained <del>dog</del> animal, and there must be a person with disabilities in the household who requires the <del>dog</del> ²animal’s service.	Clarification Change	changed dog to animal
20	10	10.4 Definition of "Common Household Pet"	<i>Common household</i> pet means a domesticated animal, such as a dog, cat, bird, or fish that is traditionally recognized as a companion animal and is kept in the home for pleasure rather than commercial purposes.	<i>Common household</i> pet means a domesticated animal, such as a dog, cat, bird, or fish that is traditionally <del>recognized as a companion animal and is kept</del> in the home for pleasure rather than commercial purposes.	Clarification Change	Removed language stating animals are recognized as a companian animal
21	10	10.5 Standards for Pets [24 CFR 5.318; 960.707 (B)]	No types of pets other than the following types may be kept by a resident. Residents are not permitted to have more than one common household pets per household, including small caged animals, i.e., birds.	<del>No types of pets other than the</del> Only the following <b>types of pets</b> may be kept by a resident. Residents are not permitted to have more than <del>one</del> <b>two (2)</b> common household pets per household, including small caged animals, i.e., birds.	Agency Policy Preference	clarify policy to clearly state 2 commons pets are allowed
22	10	10.6 Pet Restrictions	• Vicious or intimidating dogs. Under California law (Food and Agriculture Code Sec. 31603), a “vicious” dog is defined as, but not limited to: (b) Any dog which, when provoked, in an aggressive manner, inflicts severe injury on or kills a human being.	• Vicious <del>or intimidating dogs</del> Under California law (Food and Agriculture Code Sec. 31603), a “vicious” dog is defined as, but not limited to: (b) Any dog which, <del>unprovoked, in an aggressive manner,</del> inflicts severe injury on or kills a human being.	CFR Consistancy	only accepted change will be remove "or intimidating dog" not part of code and changed to provked to unprovoked, the redlined items is part of the Food and Agriculture Code Secion 31603.
23	10	10.6 Pet Restrictions	• Ferrets or other animals whose natural protective mechanisms pose a risk of serious bites and/or lacerations to small children • Hedgehogs or other animals whose protective instincts and natural body armor produce a risk of serious puncture injuries to children • Chicks, turtles, or other animals that pose a significant risk of salmonella infection to those who handle them • Pigeons, doves, mynahs, psittacosis,parrots and birds of other species that are hosts to the organisms that cause psittacosis in humans	• Ferrets or other animals whose natural protective mechanisms pose a risk of serious bites and/or lacerations <del>to small children</del> • Hedgehogs or other animals whose protective instincts and natural body armor produce a risk of serious puncture injuries <del>to children</del> • Chicks, turtles, or other animals that pose a significant risk of salmonella infection to those who handle them • Pigeons, doves, mynahs, <del>psittaeosis,ferrets</del> and birds of other species that are hosts to the organisms that cause psittacosis in humans	Clarification Change	word change
24	10	10.7 Management Approval of Pets [24 CFR 960.707 (B) (5)]	Pets will not be allowed until Management approval has been obtained. Approval for the keeping of a pet shall not be extended pending the completion of these requirements. ... • Posting: Each pet owner must provide two color photographs of their pet(s) and display a “Pet Here” sticker, provided by FH, which will be displayed on the front door of the unit at all times.	Pets will not be allowed until Management approval has been obtained <b>in writing</b> . Approval for the keeping of a pet shall not be extended pending the completion of these requirements. ... • Posting: Each pet owner must provide two color photographs of their pet(s) <b>each year</b> and display a “Pet Here” sticker, provided by FH, which will be displayed on the front door of the unit at all times.	Clarification Change	clarification
25	10	10.8 Refusal to Register Pets	If FH refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements. FH will refuse to register a pet if:	If FH <del>refuses</del> <b>denies the request</b> to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements. FH will refuse to register a pet if:	Clarification Change	word change
26	10	10.10 Pet Rules	3. When outside the dwelling unit, all pets must be on a leash or in an animal transport enclosure and under the control of a responsible individual.	3. When outside the dwelling unit, all pets must be on a leash or in an animal transport enclosure and under the control of a responsible individual. <b>Pets/service animal must not be chained and left unattended outside.</b>	Clarification Change	Added language that clarify not to leave pets chained or left unattended outside.
27	10	10.11 Pet Care	All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.	All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet <b>at all times.</b>	Clarification Change	clarification
28	10	10.21 Pet Deposits	All reasonable expenses incurred by FH as a result of damages directly attributable to the presence of the pet in the dwelling unit will be the responsibility of the resident, including: • The cost of repairs and replacements to the resident’s dwelling unit; • Fumigation of the dwelling unit; • Common areas of the development if applicable.	All reasonable expenses incurred by FH as a result of damages directly attributable to the presence of the pet in the dwelling unit will be the responsibility of the resident, including: • The cost of repairs and replacements to the resident’s dwelling unit; • Fumigation <b>and cleaning</b> of the dwelling unit; • Common areas of the development if applicable.	Agency Policy Preference	Suggesting uses of the deposit

Item	Chapter	Chapter/ Section	Current Policy	Proposed Change	Category	Rationale for Change
29	12	12.14 Security Deposit	<p>When a family transfers from one unit to another, FH will transfer their security deposit to the new unit. The resident will be billed for any maintenance or others charges due for the “old” unit.</p> <p>In the case of FH initiated transfers, the inability to pay the security deposit should not delay the transfer and will be handled on a case-by-case basis.</p>	<p>When a family transfers from one unit to another, FH will transfer their security deposit to the new unit. The resident will be billed for any maintenance or others charges due for the “old” unit.</p> <p><del>In the case of FH initiated transfers, the inability to pay the security deposit should not delay the transfer and will be handled on a case-by-case basis.</del></p>	Clarification Change	Removed repetative language
30	17	17.2 Site-Based Interest List	<p>All mixed finance developments will maintain an interest list. To establish an interest list, pre-applications will be accepted from any family wishing to apply at any specific Mixed Development. FH/Agent may select one or more of the following methods for pre-application:</p> <ul style="list-style-type: none"> <li>• Submitted online via FH website or property specific website.</li> <li>• By mail</li> <li>• Submitted in person</li> </ul> <p>By other methods as described in the public announcement.</p> <p>At the time the FH/Agent announces its intent to open the interest list, the actual methods of accepted pre-applications will be clearly stated in the public announcement and similar outreach methods.</p>	<p>All mixed finance developments will maintain an interest list. To establish an interest list, pre-applications will be accepted from any family wishing to apply at any specific Mixed Development. FH/Agent may select one or more of the following methods for pre-application:</p> <ul style="list-style-type: none"> <li>• Submitted online via FH website or property specific website.</li> <li>• By mail</li> <li>• Submitted in person</li> <li>• Over the phone</li> <li>• By other methods as described in the public announcement.</li> </ul> <p><del>By other methods as described in the public announcement.</del></p> <p>At the time the FH/Agent announces its intent to open the interest list, the actual methods of accepted pre-applications will be clearly stated in the public announcement and similar outreach methods.</p>	Spelling, Grammer, Format, etc.	moved "by other method..." to bullet
31	17	17.7 Grievance Procedures	Public housing residents in a Mixed Finance Development have the right to grievance procedures. See section 3.31 of the ACOP	Public housing residents in a Mixed Finance Development have the right to grievance procedures. See section 3.31 <del>2</del> of the ACOP	Clarification Change	Reference Corrected Section
32	23	Introduction	<p>In accordance with PIH Notice-2012-reissuance 24 CFR 903.7 smoking (including, but not limited to, smoking cigarettes, cigars, pipe, e-cigarettes, and water pipes; also known as hookahs) is prohibited in all FH public housing communities.</p> <p>This includes all indoor areas including but not limited to residential units and common areas; and within twenty-five (25) feet of said buildings and outdoor areas (apartments, entryways, walkways, grassed areas, play areas, parking lots and private vehicles parked on FH property). Per California Law an apartment complex that includes a children’s play area or “tot lot” sandbox area, your landlord must prohibit smoking within 25 feet under state law.</p>	<p>In accordance with PIH Notice-2012-reissuance 24 CFR 903.7-<del>965</del> <b>Subpart G</b> smoking (including, but not limited to, smoking cigarettes, cigars, pipe, e-cigarettes, and water pipes; also known as hookahs) is prohibited in all FH public housing communities.</p> <p>This includes all indoor areas including but not limited to residential units, <b>offices, community buildings, day care centers, laundry centers</b> and common areas; and within twenty-five (25) feet of said buildings and outdoor areas (apartments, entryways, walkways, grassed areas, play areas, parking lots and private vehicles parked on FH property). Per California Law an apartment complex that includes a children’s play area or “tot lot” sandbox area, your landlord must prohibit smoking within 25 feet under state law.</p>	CFR Consistancy Agency Preference	corrected CFR and added other areas
33	23	Violations	<p>A violation of the Smoke Free Policy will be considered a material violation of the residential lease. FH will utilize the following process to address the violations of the No Smoking Smoke-Free Policy:</p> <p>...</p> <p>4th Violation- A 30-day lease termination notice to Terminate Tenancy will be issued.</p>	<p>A violation of the Smoke Free Policy will be considered a material violation of the residential lease. FH will utilize the following process to address the violations of the <del>No Smoking</del>-Smoke-Free Policy:</p> <p>...</p> <p>4th Violation- A 30-day <del>lease termination-N</del>notice to Terminate Tenancy will be issued.</p>	Spelling, Grammer, Format, etc.	removed previous strikeout

# BOARD MEMO

**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 07/26/2022  
**AGENDA ITEM:** 7b  
**SUBJECT:** Update on Strategic Initiatives

**AUTHOR:** Marc' Bady  
Chief Inclusion and  
Empowerment Officer  
**DEPARTMENT:** Office of Inclusion and  
Empowerment  
**MEMO DATE:** 07/19/2022

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## Executive Summary

Staff will provide an overview of strategic initiatives and diversity, equity and inclusion activities.

## Recommendation

None at this time.

## Fiscal Impact

None.

# BOARD MEMO

**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** July 26, 2022  
**AGENDA ITEM:** 7c  
**SUBJECT:** Resident Safety Update

**AUTHOR:** Marc' Bady  
Chief Inclusion and  
Empowerment Officer  
**DEPARTMENT:** Office of Inclusion and  
Empowerment  
**MEMO DATE:** July 19, 2022

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## Executive Summary

The purpose of this memo is to provide information to the Boards of Commissioners concerning Fresno Housing's contract for safety services with the Fresno Police Department (Fresno PD). As part of Fresno Housing's recent work to identify opportunities that further enhance the safety of residents, the proposed options for consideration and a future contract proposal with Fresno PD reflect such an opportunity. The Boards were previously provided with presentations in July 2020, March 2021, and April 2022 summarizing several phases of outreach and engagement efforts that resulted in direct feedback from thousands of residents.

For continued conversation and further research, Fresno Housing partnered with the Central Valley Health Policy Institute at Fresno State (CVHPI), Central Valley Housing Data Repository (CVHDR) Project Faculty, Faith in the Valley, and the Fresno Housing Resident Empowerment Department. CVHPI has done numerous community engagement projects for systems and has a successful track record of providing data that bridges the gap in understanding between community needs and systemic approaches.

The CVHPI/CVHDR investigators partnered with Fresno Housing, through the use of surveys and focus groups, to understand how residents perceive police presence in their community, how they define safety, and how they would like to be further engaged in conversations regarding issues of safety and quality of life.

Based on Board direction, Fresno Housing staff will potentially return at a future meeting for Board action on contracting opportunities consistent with resident feedback.

## Recommendation

This is an informational item only. Board action is not requested at this time.

## Fiscal Impact

Since this is an informational item, there is no fiscal impact at this time.

## Background Information

The safety of residents and employees remains a high priority. As part of the Resident Empowerment and Strategic Initiatives work, the Chief Inclusion and Empowerment Officer coordinated a collaborative

## FRESNO HOUSING

resident outreach and engagement effort led by Central Valley Health Policy Institute at Fresno State that focused on Fresno Housing residents who are direct beneficiaries of our current safety contract with the Fresno PD.

The current Fresno PD contract includes two dedicated police officers, assigned to Sequoia Courts, Sierra Plaza, Legacy Commons, Fairview Heights Terrace, Sequoia Courts Terrace, Sierra Terrace, Monte Vista Terrace, Yosemite Village, Cedar Courts and Inyo Terrace, Vikings Village, and Desoto Gardens 1 and 2 for a cost of \$200,000, per year.

The data collection and outreach efforts summarized in the attached Housing Safety Study Report represents information regarding 419 survey participants residing in a total of 13 properties directly impacted by the services Fresno PD provides through the police contract.



# Housing Safety Study

2022



# Table of Contents

1	Introduction
2	Research Scope
3	Methodology
5	Demographics
6	Main Findings
7	Survey Findings
10	Focus Group Findings
13	Acknowledgements
14	Appendices List

# Introduction

## Background

Safety is an ever-growing concern for many communities. Residents and leaders alike are looking for solutions to lower crime rates and build a sense of safety and security in neighborhoods. While many cities across the country have responded by further funding police departments, others have opted to search for community and neighborhood-led answers. Recent studies show that in predominantly Black neighborhoods less than a third of residents trust the police and over half fear that the police might incorrectly view them as criminals due to their race/ethnicity (Urban Institute, 2017).

Previous work in the City of New York showed that involving residents in historically left behind neighborhoods in conversations around safety is best started with having people redefine what was important to them in terms of elements of safety. In fact, effective re-framings of safety initiatives in neighborhoods around the country have involved residents in the implementation process of both the structural and programmatic aspects of a pivot in investments. Safety is broad and can mean many things. These dynamics necessitate finding creative solutions to addressing crime and fostering safety that take multiple approaches and that involve communities in the decision-making process.

## Study Goals

The purpose of this project was to collect rich data and information within the city limits of Fresno on how residents residing on Fresno Housing properties would like the issue of safety in their community to be addressed. The study partners include the Central Valley Health Policy Institute at Fresno State (CVHPI), Central Valley Housing Data Repository Project (CVHDR) Faculty, Faith in the Valley, and the Fresno Housing Resident Empowerment Department. CVHPI has done numerous community engagement projects for systems and has a track record of providing data that bridges the gaps in understanding between community needs and systemic approaches. The CVHPI/CVHDR investigators partnered with the Fresno Housing Agency to understand through the use of surveys and focus groups how residents perceive police presence in their community, how they define safety and safe communities, and how they would like to be further engaged in conversations about issues of safety and quality of life.

## Study Outcomes

- a. Engage the residents within the community intentionally, consistently, and equitably to build relationships and community capacity through health and wellness initiatives, such as addressing safety.
- b. Highlight ongoing engagement efforts that are representative of residential and community input that lead to equitable outcomes. These engagement efforts address the needs and concerns of those who are most likely to be adversely impacted by community wide-initiatives.



# Research Scope

## Research Questions

In order to identify how residents would like safety in the community to be addressed, the research focused on answering research questions from three main domains. First, the researchers aimed to understand how people define safety and how they evaluated the current situation of measures being used to address safety in their neighborhood. The next two domains of research questions focus on thinking beyond the current situation as they imagine or reimagine safety and identifying what resources they need to have their community sustain a safe environment, and the process by which they would like to be engaged in the process of identifying and implementing new or existing strategies.

### Needs Assessment and Defining Current Broad Domains of Safety

How do residents define safety in their community now? How do residents define sustaining safety in their community? What safety measures/programs do they see working? Which ones do they see need improvement?

### Imagining Improvements and Identifying New Domains to Safety in Public Housing

What structural, social, and human capital resources and spaces do residents want and need to build and sustain safer communities?

### Community Engagement

How do residents see themselves being involved in a process to reimagine safety in their housing neighborhoods beyond the survey and focus group?

- How would they like to be engaged by FH?
- What roles do they see themselves playing in the structural/social/human capital changes?
- What are the different needs to engage and what are the ways they see themselves engaging? Does it vary by age, language, disability, cultural background, and family status?

### Terms and Definitions

Safety: Self-defined by residents, the report will highlight the main domains of safety as identified through the survey and focus group data

Community Engagement: Process by which residents would like to participate in the creation of processes and plans to improve safety

Community/Neighborhood: The two terms were used interchangeably and referred to as the property people reside in and the immediate surroundings (street, sidewalks, lighting in the perimeter)

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# Methodology

## Sampling Priorities

### Target Sample Size:

- The research team determined that a target of **260 Total** surveys would be an appropriate sample size.
- The target sample size accounts for approximately 10.5% of the total resident population of the selected city of Fresno FHA properties.
- The breakdown of the target sample includes 200 adult participants and 60 youth ages 10-24.
- Every resident in the household that met the minimum age requirements was eligible to participate

### Representative by:

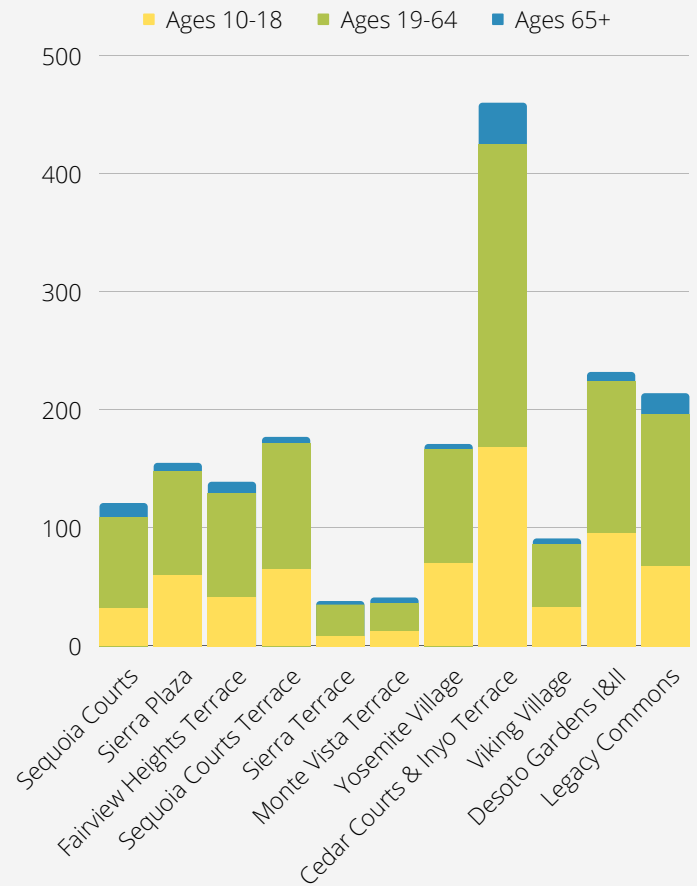
- Property of Residence
- Race/Ethnicity

## Study Design

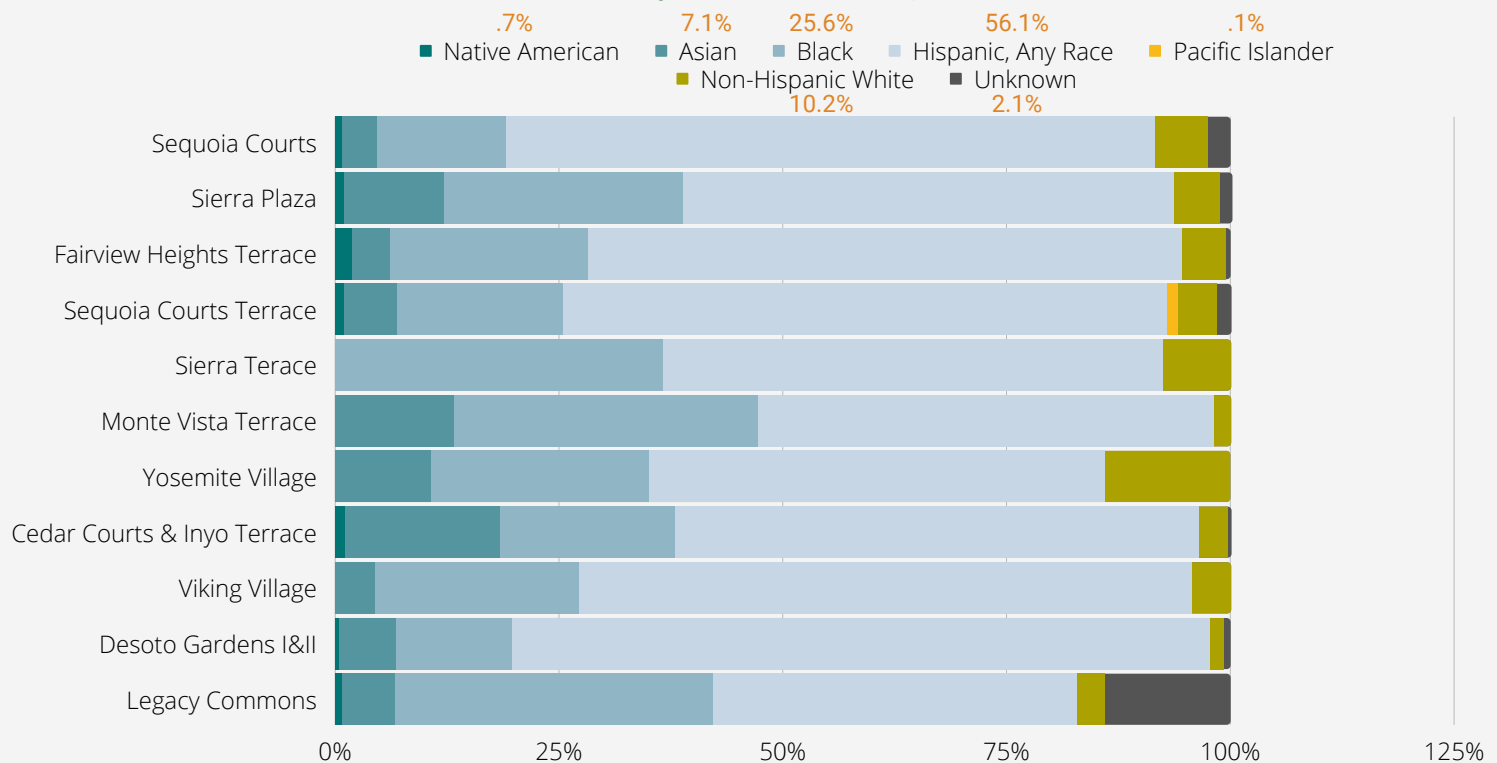
The study used a mixed methods approach of survey and focus group data. Qualitative data was gathered in open-ended responses within the surveys in addition to the focus group responses.



## Agency Age Demographics



## Agency Race Demographics



# Methodology

## Eligibility

Residents living in one of the eligible properties ages 10+ were invited to participate in the survey, which also included an invitation to participate in a focus group. Property managers were excluded from the sample survey and participated in their own staff focus group. Any resident from the properties was eligible to participate in just the survey, just the focus group, or both.

## Recruitment

FH staff delivered the survey to all households via email or text message. In addition, there were numerous events where the Fresno State/FIV research team and FHA staff invited people to participate in filling out the survey and/or signing up for a focus group. The research team also canvassed door to door in properties where there was less participation. Staff also did a special outreach to Hmong and Spanish-speaking communities for participation.

## Data Collection

Eligible persons were provided with a link to fill out the survey online through received through e-mail, text message, or flyer. The survey was hosted on the Fresno State Qualtrics platform, and only the principal investigators and CVHPI research assistants on the project have access to the survey data. The research team that followed up door to door and through tabling had both the electronic version and a paper version of the survey available. The survey was also made available in Spanish for those that need the Spanish language version both online and through paper form. Those that indicated they were interested in the focus group were contacted by CVHPI staff to RSVP for focus groups, which included several opportunities to attend a Spanish-speaking focus group and one Hmong group session. Each focus group took approximately 60 minutes. Focus groups were facilitated by the research team.

## Incentives

Every survey participant who provided their name and e-mail address at the end of the survey will be provided with a \$35.00 gift card by Fresno Housing. Focus group participants will also each receive a \$35.00 gift card for their attendance.

## Data Analysis

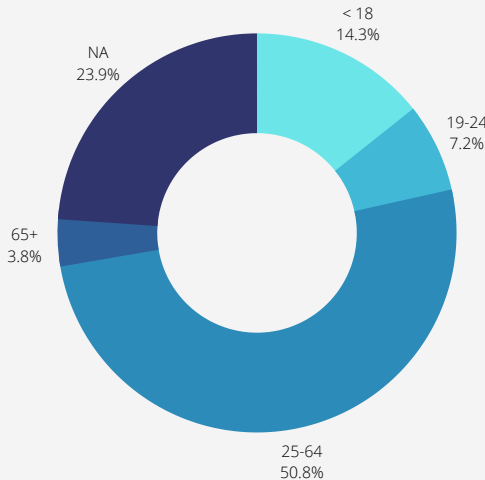
While the research team included Faith in the Valley and FH staff helped with data collection, only the Central Valley Health Policy Institute staff engaged in data analysis and report writing. Survey analysis included descriptive analysis with crosstabulations that checked for significance. Focus group and qualitative survey response analysis included code building and theming using a grounded theory approach.



# Demographics

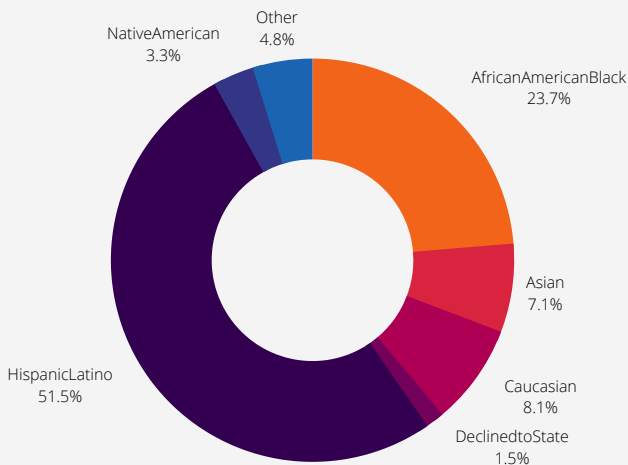
## Age

A total of 60 unique responses for youth ages 10-18 and 30 for young adults 19-24 were received in the survey. Around 50% of the respondents (213) were adults between the ages of 25-64, and 3.8% were 65+. The goal for youth was to get at least 60 surveys for the 10-24 age population, which was achieved in the sampling. A total of 419 unique survey responses were collected. This was 160% of the initial goal of 260 surveys and represented about 17% of residents in the selected properties (419/2399).



## Race/Ethnicity

Investigators sought proportionality between the available property data of racial/ethnic makeup and the sampling. African Americans represented 23.7% of the sample and 24.3% of the properties, Hispanic 51.5% in the sample compared to 60.4% in the properties, 7.1% Asian in the sample compared to 8.3% in the properties. Native Americans (.9% in properties) and Caucasians (5.1% in properties) were oversampled. The Asian category broken down below included Hmong, Laotian, Punjabi, and Other.



Hmong  
4.8%

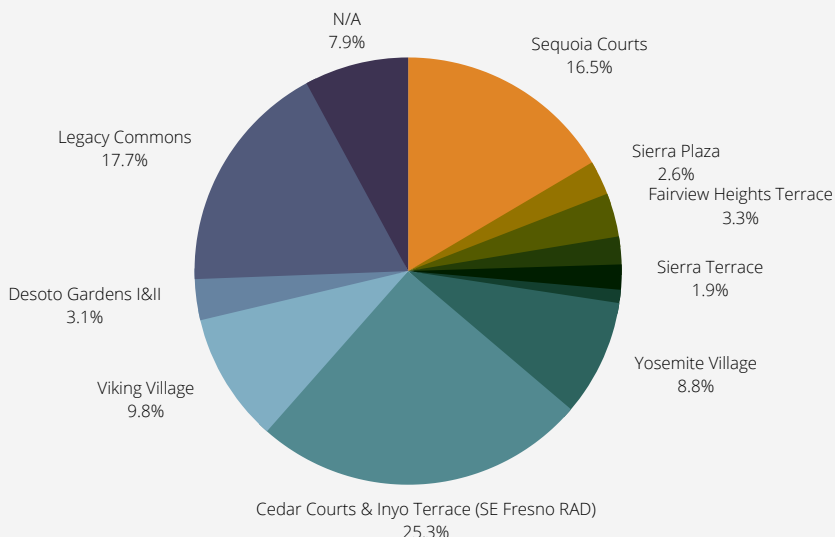
Lao  
0.5%

Punjabi  
0.3%

Other  
1.5%

## Property

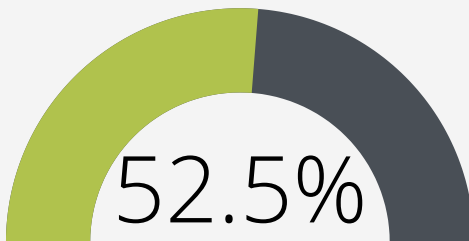
Sampling for the properties was challenging because it also overlaid with the priority to achieve age and race proportionality. Events at properties served as extra recruitment opportunities, which made the survey data collection more successful in the Sequoia Courts and Legacy Commons, and Cedar Courts/Inyo Terrace.



# Main Findings

Survey and focus group findings gave us insight into how people felt about the need for police, but also how they would like to see safety be more broadly addressed in their neighborhood. The survey revealed aspects about the familiarity and approval of a police contract, as well as insight as to how people define safety and the structural and human resources they would like to see added to their neighborhood. The focus group also revealed more nuance about how residents interacted with the police within the properties and ways that they see improvements in safety being made that were in agreement with what the survey respondents said.

## SAFETY NEEDS ASSESSMENT



Survey participants were asked: "If you had a vote today, would you vote to renew the police department supplemental security contract?" 52.5% of the respondents said they would vote yes, while the remaining respondents said Don't Know (26%), No (11.2%), or did not answer this question (10.3%). Those that responded "Don't Know" were significantly less likely to be familiar with the contract than those that replied "No," as 50% of that group reported being very familiar with the contract.

Increased Patrol  
Security Guards  
Gates  
Cameras  
Lighting

## DEFINING SAFETY

People identified Increased patrols and visibility of "police" or "cops" that are available 24/7. They wanted a timely and active response so they could feel like the system of police presence was effective. In addition, most of the rest of the ways in which people defined safety revolved around structural issues like gates, added passive surveillance through the use of cameras, and better lighting.



## REIMAGINING SAFETY IN PUBLIC HOUSING

When asked what resources they would personally budget to see more safety in their neighborhoods, aside from patrolling and security guards, participants wanted to see community-building activities. Examples of those include community classes, events, neighborhood gatherings, swimming pools, playgrounds, and gatherings in community spaces.

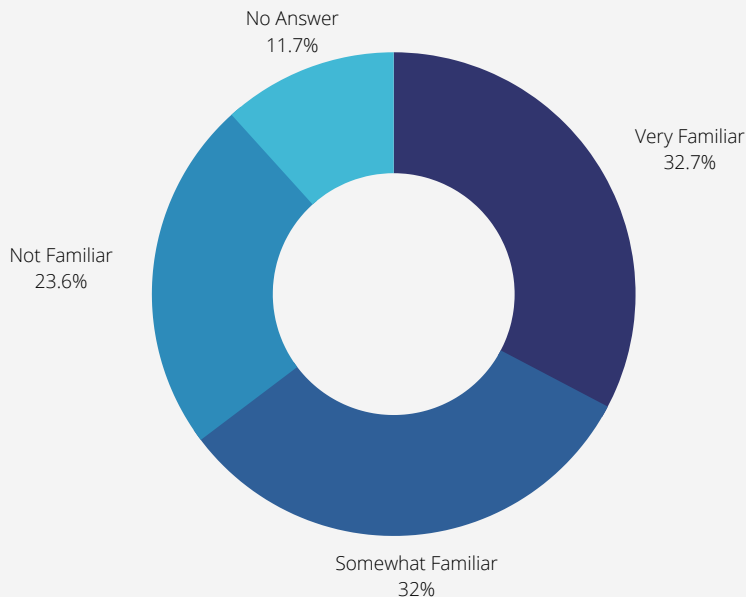


## COMMUNITY ENGAGEMENT

In order to engage residents, participants noted the need for community-building activities such as events, carnivals, and zoom meetings. Regarding finding out about future ways to stay engaged, they prefer e-mail (46%), texts/phone calls (43%), and social media least (17%).



# Main Findings: Survey

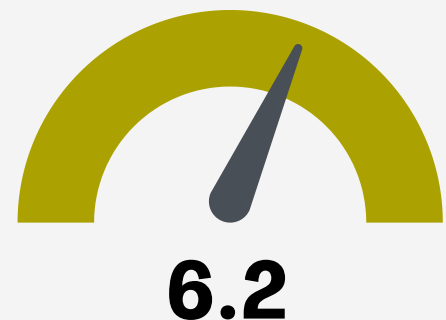


## Only a third of residents are very familiar with the Police Contract

When asked how familiar people were with a supplemental police contract, only 32.7% of respondents identified they were familiar with the contract. The familiarity affected how satisfied they were with police services. The less familiar people were with the contract, the more likely they were to rank the services lower on the scale.

## Satisfaction with Police Department services varies by property

The mean score when it comes to how satisfied people reported being on a scale of 1-10 was 6.2. However, property residence significantly matters. Respondents in Sequoia Courts Terrace, DeSota Gardens, Yosemite Village, Inyo Terrace, and Legacy Commons (6/11 properties) were less satisfied with the services than the other properties.



## Unhoused and Uninvited Guests Present Most Safety Risk

While we asked participants in the survey what they were most concerned with from a predetermined list of responses, they revealed in the open-ended questions and the focus group that they were most worried about people who were non-residents loitering on the property. The reasons both revolved around threats to the residents and their property. The focus group and survey participants both reported the threat of kidnapping and trafficking is more likely to happen because non-residents had access to the properties.



# Main Findings: Survey

Participants were asked to rate each of the following issues on a scale of “very concerned” to “not at all concerned” in relation to their neighborhood.

Speeding   Vandalism   Gun violence   Roads, sidewalks   Street lighting  
Fights   Bicycle lanes   Gang activity   Stray animals

## **Gun Violence/Stray Animals/Gang Activity**

Of those that replied to this set of questions, 53% said they were very concerned about gun violence. In comparison, a June 2022 Ipsos poll found that 38% of Americans are concerned with gun violence. In addition, 48% of survey respondents were very concerned about stray animals, and 45.5% were very concerned about gang activity.

## **Speeding, Vandalism, Street Lighting**

42.9% of respondents said they were very concerned about speeding, 38.3% of vandalism, and 37.7% of street lighting. However, when participants were asked what could be done to improve safety, street lighting was one of the top responses. This recognizes both the availability of street lighting already but also the need to maintain and expand street lighting as a safety measure for properties.

## **Other Issues**

We did not leave an option for other responses to this question. However, qualitative survey responses and focus groups point to issues mentioned previously like the unhoused and uninvited guests. However, they also mentioned worries about property theft, and children being targeted for crimes as well.



Survey participants were asked to identify their top three priorities for investment. Participants wrote responses to the open-ended question: If you were to propose a budget to invest in safety in your neighborhood, how would you like the money spent? 311 of the 419 participants identified at least one priority.

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## First Priority

When combined the requests for overall security and neighborhood patrols (either from police, private security companies, etc.) stands out as number one for residents' desired community safety improvements. The second largest number of responses asked for community classes, events, and activities, including neighborhood gatherings, swimming pools, playgrounds, and community spaces. The third most common response contained a large number of residents desiring security cameras to be installed throughout Fresno Housing sites. Security gates on grounds closely followed. Improved lighting also stands out as a frequent response. Another notable request was childcare and other supervised activities for youth. The remainder of less frequent responses includes various ideas around infrastructure/road improvements, food security, neighborhood watch, and unit upgrades.

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## Second Priority

The second priority area for investment contained a large number of responses related to increased security. Specifically, respondents wanted to see more lighting, gates, cameras, and guards. Police presence was also an important for respondents. It was unclear if responses that said security meant police or security guards. Police were only counted in the frequency table when the response specifically mentioned patrols or police. It should be noted that one response mentioned the removal of gangs and drugs from complexes. The next tier of responses were related to increased frequency and investment in community events, resources and infrastructure. Investments for this group included building more amenities, improving roads, and beautification of the apartment complex. Other responses included improving and providing investments in food security, self defense classes, property management, gun shot indicators.

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## Third Priority

The third priority area for investment most frequently contained community building and recreational activities. The second group of most frequent answers was the desire to see more security being implemented, and more police presence. Closely behind these answers was the desire to see community building classes, events, and other activities. Cameras, maintenance, and lighting were also a common response from the residents. Gates was another common response, and neighborhood watch followed. Similarly related, residents expressed their desire to see an increase in safety, and an increase in police patrol. Animal control followed, as the next most frequent answer. Food security, home protection mechanisms, and speed bumps were answers that were recorded the most right after that, while the implementation of traffic signs, improvements for roads, and childcare followed. The list of answers that were only recorded a couple times each includes homeless prevention, resources for residents with disabilities, personal defense mechanisms, improvements for sidewalks, improvements to infrastructure, schools, clothing, and parking.

# Main Findings: Focus Groups

Focus groups were held from May through June 2022. While the original goal was to have a total of 14 focus groups, due to lack of interest and attendance, there were 11 completed focus groups. There were eight focus groups held in English for adults, one for Spanish speakers, one for Hmong-speaking residents, and one for staff who work or live in the properties.

Overall findings for the focus groups reveal a need for increased "presence" of someone watching the properties, community building activities and spaces some of which are specific to children and youth, and structural changes that create a sense of passive safety measures through barriers and surveillance. When it comes to specific interactions with police, participants wanted to have interactions where they felt like there was a resolution to the issues raised, and an overall better system of communication between residents, the FH, and police to address ongoing issues.

Question	Summary	Common Themes
What does a safe community look like to you?	Much like the survey responses, participants expressed a need for more presence of patrolling, whether it came from police or security guards. In addition, they expressed that safety was going to come through "knowing my neighbors," and any activities or spaces that helped create that would help. Infrastructure similar to what we saw in the survey responses emerged as priorities.	<ul style="list-style-type: none"> <li>• Increased security for the protection of residents</li> <li>• Increased interpersonal communication with neighbors (e.g. create safety nets with each other, and safe spaces to gather)</li> <li>• Increased infrastructure like gates, lighting, and speed bumps</li> </ul>
What recommendations do you have to improve police response?	Participants expressed the need for increased visibility. Some reported that while they had seen police in the past, they had not seen them in the past year to the same frequency as before. When it came to youth, they had a consensus that police presence should be there as necessary. Both youth and Hmong participants expressed that a better relationship between them and the police was needed.	<ul style="list-style-type: none"> <li>• Increase police response</li> <li>• Need to close the loop for issues raised by the community.</li> <li>• Culturally and age-appropriate response for both youth and Hmong residents.</li> <li>• Faster response times</li> </ul>
Please share examples of how the Fresno Police Department has worked well in your community.	The examples of how police worked well had a lot to do with how they responded to emergency situations of violence. Others reported having positive experiences with one on one relationship building interactions, which also relates to the recommendations of having more of that type of activity between residents and police.	<ul style="list-style-type: none"> <li>• Quick response to highly dangerous situations like weapons use or violence.</li> <li>• When there is a dialogue with the police it is generally positive</li> <li>• Police officers involved in community-building activities like CAN or teaching CPR</li> </ul>

# Main Findings: Focus Groups

Question	Summary	Common Themes
Please share examples of how the Fresno Police Department has not worked well within your community.	There was agreement by many that response and follow-up were slow for calls that had to do with theft or fights. In addition, a sense that sometimes when officers did respond, they would sometimes escalate situations by arresting individuals that aren't actually involved in the crime or for the incident they were called for. There was a general sense that a better approach was needed to address the mental health or sexual assault issues that residents may be facing and do so with more compassion and understanding was needed.	<ul style="list-style-type: none"> <li>• Police Officers accuse wrongful acts against law-abiding individuals</li> <li>• Police officers do not respond rapidly to emergency calls from residents (e.g., theft already took place by the time police officers responded and went on-site, Fighting on-site and police took a long time to show up)</li> <li>• A need to improve relationships between residents and police by listening, and not approaching residents with hostility</li> </ul>
In what ways could the Fresno Police Department work to build more trust within your community.	Participants largely agreed that they were open to and wanted police officers to do relationship building with the community residents. They saw this happening through addressing some of the issues they raised in the previous question such as resolving issues when raised, having more presence, and demonstrating cultural competence.	<ul style="list-style-type: none"> <li>• More foot patrol/community officers</li> <li>• Direct interactions with residents either one-on-one or through community meetings</li> <li>• Youth identified wanting to see less profiling happen either because of someone's past record or their race.</li> <li>• Respond to calls and issues to demonstrate care and concern for community</li> </ul>
Previous data collected at Fresno Housing reveals that people want to see more security presence at the properties. What does more security presence mean to you?	The need for passive security through the use of cameras emerged in this question as it did with the survey budgeting priorities. There was also a need to want to address the lack of constant police presence through the use of security guards who could be at properties more frequently and respond faster. However, there was also a resounding need for activities that helped people build trust among their neighbors in order to rely more on each other.	<ul style="list-style-type: none"> <li>• Increased camera surveillance</li> <li>• Increased security guards</li> <li>• Community reinforcing activities for adults and youth so that neighbors know each other</li> <li>• Improved safety measures so that police are not needed as a response to every situation</li> </ul>
Tell me about a time when there was a problem in your building and you felt a little bit uneasy or unsafe, what did you do?	Responses to this question centered largely around how people wanted more resources to prevent the situations they had experienced from happening. They wanted more services that included social and emotional/trauma support, felt like security guards and knowing their neighbors could have helped the situation, and wanted more safe spaces for childcare and recreation.	<ul style="list-style-type: none"> <li>• More access to social services/wraparound services</li> <li>• Increased security guards</li> <li>• Community reinforcing activities for adults and youth so that neighbors know each other</li> <li>• Improved safety measures so that police are not needed as a response to every situation</li> </ul>

# Main Findings: Focus Groups

## Question

What other programs and services do we need to invest in within your community to ensure a public safety system that works for everyone?

Walk us through how you or your neighbors could be best brought in to share your thoughts and opinions. What would you need in terms of the type of space, hour of the day, childcare/food availability, and/or stipend?

## Summary

Participants expressed wanting to be more involved in the community whether it was through activities like neighborhood watch, community meetings through zoom/phone, or programs that were responsive to culture, age, and language. However, they recognized that there are often barriers to being involved which is why they also addressed the need to have availability of incentives, food, and childcare at events.

Participants agreed that ongoing communication among themselves and with property managers was essential to help more people share thoughts and opinions about safety. Those meetings should be accessible and use existing resources like their community spaces and zoom. The answers to this question really encapsulated the desire for interconnectedness and wanting to be part of coming up with solutions to safety concerns. The answers were consistent to survey responses where a culture of ongoing engagement with residents is strongly desired to come up with solutions to safety as well as build community.

## Common Themes

- Youth wanted housing in safer neighborhoods, more jobs, community building, and more recreation spaces and activities for youth
- Multiple types of opportunities to engage with neighbors and be able to keep in touch with neighbors
- Incentives, childcare, and food access to facilitate more involvement from residents
- Consistent, ongoing community meetings led by FH where residents have an opportunity to raise concerns
- Increased interpersonal communication with neighbors (e.g. create safety nets with each other, and safe spaces to gather)
- Find ways to incentivize or make it part of existing processes to give feedback to increase participation



# Acknowledgements

This work would have not been possible without the thoughtful and open participation of FH residents who answered our surveys and participated in focus groups. In addition, FH staff were integral to the success of data collection and used their time and talent to ensure we had as representative of a sample as we could achieve.

## Research Team

Tania Pacheco-Werner, PhD  
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Kieshaun White  
Anthony Jansky, BS

## Fresno Housing Staff and Stakeholders

Fresno Housing Board of Commissioners  
Resident Empowerment Leadership Team  
Property Management Leadership Team  
Innovation and Technology  
Eric Payne, Executive Director, Central Valley Urban Institute

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## Contact

**FRESNO**  **STATE**

Central Valley Health Policy Institute

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# Appendices List

<b>Housing Safety Study Survey</b>	<b>A</b>
<b>Focus Group Guide</b>	<b>B</b>
<b>Instrumentation Rationale</b>	<b>C</b>



# Appendix A: Survey Tool

## Housing Safety Study Survey

The purpose of this survey is to be able to understand how to invest in safety in your neighborhood. You will be asked questions about how you define safety, and give us a sense of how you would like to see investments in your housing be improved to provide added safety to your neighborhood. The survey is voluntary, you can choose to skip any question, and your answers will not affect your housing status or any further applications with FH. If you have any questions, please call 559-228-2162 or e-mail Dr. Tania Pacheco-Werner from Fresno State at [tpacheco@csufresno.edu](mailto:tpacheco@csufresno.edu) or Kendra Staub at [kendrastaub@csufresno.edu](mailto:kendrastaub@csufresno.edu).

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1) What Fresno Housing Property do you reside in?

- ☐ Sequoia Courts
- ☐ Sierra Plaza
- ☐ Fairview Heights Terrace
- ☐ Sequoia Courts Terrace
- ☐ Sierra Terrace
- ☐ Monte Vista Terrace
- ☐ DeSota Gardens I&II
- ☐ Sierra Terrace
- ☐ Yosemite Village
- ☐ Cedar Courts
- ☐ Inyo Terrace
- ☐ Vikings Village
- ☐ Legacy Commons

2) Right now, the Fresno Housing is considering renewing their contract with the Fresno Police Department to continue to provide additional security resources which have included in the past additional officers assigned to Fresno Housing properties and connecting community members to services like victim services. **Please note that as a city resident, any call to emergency services must still be responded to and officers do provide referrals to resources as part of their duties regardless of a special contract with Fresno Housing.**

- ☐ Very Familiar

- ☐ Somewhat Familiar
- ☐ Not Familiar

3) On a scale of 1-10, with 1 being not satisfied and 10 being extremely satisfied, how satisfied are you with the current police department services offered at the Fresno Housing Properties? Please circle one.

1      2      3      4      5      6      7      8      9      10

4) If you had a vote today, would you vote to renew the police department supplemental security contract?

- ☐ Yes
- ☐ No
- ☐ Don't Know

5) This section asks you questions about your neighborhood and about the issues in your neighborhood that you feel are important. Some of these questions are about safety, and others are about the resources available to you and your neighbors. Please select the answer that best represents your opinion about these issues.

	None of the time	Some of the time	Most of the time	All of the time
Generally speaking, how safe do you feel walking in this neighborhood during the day?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Generally speaking, how safe do you feel walking in this neighborhood at night?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6) Please rate each of the following issues on a scale of “very concerned” to “not at all concerned” in relation to your neighborhood. This is not your overall evaluation of the city of Fresno, it is only about your neighborhood. Your neighborhood is the area around your home. **Rate how important each of the following issues is to you.**

	Don't know	Not at all concerned	Somewhat concerned	Very concerned
<b>Speeding</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Vandalism</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Gun violence</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roads, sidewalks</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Street lighting</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Fights</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bicycle lanes</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Gang Activity</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stray animals</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7) In your opinion, what is the most effective way to keep the property you live in as a safe community?

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**The next set of questions ask about your level and interest in community engagement around issues of safety.**

8) What are ways in which you like to get news/information? Select all that apply:

- ☐ Phone Calls/Texts
- ☐ E-mail
- ☐ Friends/Family
- ☐ Social Media
- ☐ Local News

Other (please specify): \_\_\_\_\_

9) What are some things you would like to see made available to you to help you get engaged and stay engaged in a process where we are looking for your feedback to improve safety in your neighborhood?

- ☐ Childcare
- ☐ Food
- ☐ Stipends
- ☐ Community meetings after hours
- ☐ Community meetings in my own neighborhood

Other (please specify): \_\_\_\_\_

10) If we were to engage you in a long-term process for reimagining safety investments in your neighborhood, what are the best ways to keep you informed? Select all that apply:

- ☐ Phone Calls/Texts
- ☐ E-mail
- ☐ Community Meetings
- ☐ Door to Door/Canvassing
- ☐ Social Media
- ☐ Other (please specify) : \_\_\_\_\_

11) Compared to how involved you are now in conversations about reimagining safety in your neighborhood would you say you would like to be

- ☐ More Involved
- ☐ Less Involved
- ☐ About the same

12) If you were to propose a budget to invest in safety in your neighborhood, how would you like the money spent? Name 3 things you would include:

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_

3) \_\_\_\_\_

**Please complete the following questions relating to your demographic information, including age, gender, and race/ethnicity.**

What is your age? Please write or type it as a number ("4" instead of "four").

\_\_\_\_\_

What is your gender?

- ☐ Male
- ☐ Female
- ☐ Non-binary / third gender
- ☐ Prefer not to say

What is your race/ethnicity? (select all that apply)

- ☐ Hispanic/Latino
- ☐ Indigenous- Mixteco, Zapoteco, etc.
- ☐ Caucasian
- ☐ African-American/Black
- ☐ Middle Eastern
- ☐ Asian American - Laotian
- ☐ Asian American - Hmong
- ☐ Asian American - Punjabi
- ☐ Asian - Other
- ☐ Native American
- ☐ Decline to state

Other: \_\_\_\_\_

**Incentive Information:**

We would like to thank you for your time. We know you are a valuable community expert. Please fill out your name, phone number, and e-mail so that Fresno Housing can give you a \$35.00 gift card for filling out the survey. Please note that FH does not have access to the answers you provided us, but will only get your contact information for the purpose of issuing the gift card.

Name (First and Last Name) \_\_\_\_\_

Phone Number \_\_\_\_\_

E-mail \_\_\_\_\_

We will be hosting a one-hour (60 minutes) focus group online to discuss these issues more in depth. The focus group will be online. To thank you for your time, if you choose to participate you will receive an additional \$35 gift card. If you would like to participate in the focus group, please provide us the best way to contact you:

Name (First and Last) \_\_\_\_\_

Phone Number \_\_\_\_\_

E-mail \_\_\_\_\_

## Appendix B: Focus Group Guide

### Fresno State Safety Study for Fresno Housing Focus Group Guide

Please record the session using the Record function in Zoom. Upload recording and notes to “Focus Group Data” folder.

Note takers: Please mark which participants attended the session in the Focus Group Assignments and Dates spreadsheet and follow-up with no-shows with other dates/times that they can attend.

#### INTRO SCRIPT:

Thank you for joining this focus group today. The purpose of this focus group is to more deeply understand your perspectives on neighborhood safety and identify potential opportunities to improve quality of life, including through neighborhood safety.

While you agreed to participate in this focus group after completing the survey, we want to be clear that all your responses to the questions today are voluntary and that you may withdraw participation at any time. Your responses will be kept confidential and will only be used for the purposes of this study.

We would like to recognize that your time and input is really valuable, so for participating today you will receive a \$35 gift card to the email address that you provided.

Do you wish to continue? [wait for every response]

#### QUESTIONS

\*Questions Adapted from the *Reimagining Public Safety in Berkeley Study*:

1, What does a safe community look like to you? Can you describe what it has, how people interact with each other, what your day would look like?

2. What recommendations do you have to improve police response?

3. Please share examples of how the Fresno Police Department has worked well in your community.

4. Please share examples of how the Fresno Police Department has not worked well within your community.

5. In what ways could the Fresno Police Department work to build more trust within your community.
6. Previous data collected at Fresno Housing reveals that people want to see more security presence at the properties. What does more security presence mean to you?
- a. Is knowing who your neighbors are part of what builds security presence?
  - b. Is having safe spaces for people to hang out part of what builds security?
  - c. As you think about the services that Fresno Police Department provides your community, do you think these are services that only Fresno PD can provide, or could they be provided by a security guard company?
  - d. If you had the choice between a security guard presence and Fresno PD, what would you prefer? And, why?
7. Tell me about a time when there was a problem in your building and you felt a little bit uneasy or unsafe, what did you do? (Call neighbor? Text property manager? Call the police?) What was the outcome? If the outcome wasn't what you expected, what would have been a better outcome to achieve you feeling more safe?
8. What other programs and services do we need to invest in within your community to ensure a public safety system that works for everyone?
9. When you think about a process where the Fresno Housing is engaging residents like you to come up with programs and services to increase public safety, walk us through how you or your neighbors could be best brought in to share your thoughts and opinions. What would you need in terms of the type of space, hour of the day, childcare/food availability, and/or stipend?



## **Fresno State Safety Study for Fresno Housing Focus Group Guide (Spanish)**

Gracias por unirse a este grupo de enfoque hoy. El propósito de este grupo de enfoque es comprender más profundamente sus perspectivas sobre la seguridad del vecindario e identificar oportunidades potenciales para mejorar la calidad de vida, incluso a través de la seguridad del vecindario.

Si bien aceptó participar en este grupo de enfoque después de completar la encuesta, queremos dejar claro que todas sus respuestas a las preguntas de hoy son voluntarias y que puede retirar su participación en cualquier momento. Sus respuestas se mantendrán confidenciales y solo se utilizarán para los fines de este estudio.

Nos gustaría reconocer que su tiempo y sus aportes son realmente valiosos, por lo que por participar hoy recibirá una tarjeta de regalo de \$35 en la dirección de correo electrónico que proporcionó.

¿Desea continuar? [espere cada respuesta]

### **PREGUNTAS**

\*Preguntas adaptadas del estudio Reimaginando la seguridad pública en Berkeley:

- 1, ¿Cómo es para usted una comunidad segura? ¿Puedes describir lo que tiene, cómo las personas interactúan entre sí, cómo sería tu día?
2. ¿Qué recomendaciones tiene para mejorar la respuesta policial?
3. Comparta ejemplos de cómo el Departamento de Policía de Fresno ha funcionado bien en su comunidad.
4. Comparta ejemplos de cómo el Departamento de Policía de Fresno no ha funcionado bien dentro de su comunidad.
5. ¿De qué manera podría trabajar el Departamento de Policía de Fresno para generar más confianza dentro de su comunidad?
6. Los datos anteriores recopilados en la Autoridad de Vivienda de Fresno revelan que la gente quiere ver más presencia de seguridad en las propiedades. ¿Qué significa para usted más presencia de seguridad?
  - ¿Saber quiénes son sus vecinos es parte de lo que construye la presencia de seguridad?

- ¿Tener espacios seguros para que las personas pasen el rato es parte de lo que genera seguridad?
- Al pensar en los servicios que el Departamento de Policía de Fresno brinda a su comunidad, ¿piensa que estos son servicios que solo el Departamento de Policía de Fresno puede brindar, o podrían ser brindados por una compañía de guardias de seguridad?
- Si tuviera que elegir entre la presencia de un guardia de seguridad y el Departamento de Policía de Fresno, ¿qué preferiría? ¿Y por qué?

7. Hábleme de un momento en que hubo un problema en su edificio y se sintió un poco incómodo o inseguro, ¿qué hizo? (¿Llamar al vecino? ¿Enviar un mensaje de texto al administrador de la propiedad? ¿Llamar a la policía?) ¿Cuál fue el resultado? Si el resultado no fue lo que esperabas, ¿cuál hubiera sido un mejor resultado para lograr que te sintieras más seguro?

8. ¿En qué otros programas y servicios necesitamos invertir dentro de su comunidad para garantizar un sistema de seguridad pública que funcione para todos?

9. Cuando piense en un proceso en el que la Autoridad de Vivienda de Fresno involucre a residentes como usted para que presenten programas y servicios para aumentar la seguridad pública, explíquenos cómo es mejor que usted o sus vecinos participen para compartir sus ideas y opiniones. ¿Qué necesitaría en términos de tipo de espacio, hora del día, disponibilidad de cuidado de niños/alimentos y/o estipendio?

## Appendix C: Instrumentation

### **Description of Instruments and Methods:**

The combination of survey and focus group research instruments methods were chosen for their record of being able to help researchers learn about human resources and performance improvement through a direct line of questioning while also giving the ability for the researchers to understand past experiences, motivations, and ideas for improvements.

### **Survey Questionnaire:**

The survey tool used in this study was a self-administered, which is considered a statistical survey since the goal is to provide statistical analyses through descriptive and inferential tests. Based on the survey questions and the goals of the survey, the majority of the analysis were descriptive with a few questions testing for group bias such as differences observed based on age, race/ethnicity, property of residence, or familiarity with the police department contract. The use of the word “significant” was used in the report only if an inferential test of chi-square had occurred and there the alpha coefficient was less than .05. The chi-square was chosen as the test of preference for this study due to the nature of the requests by FH staff to test differences across the abovementioned groups. The chi-square tests whether the questions are different enough to be thought of as two different variables and whether the groupings by which each answer category happened were those expected based on distribution of the categories or if they are more likely to be true to the observation in a population that is different enough from an expected distribution.

### **Internal Validity:**

Each person on the research team staff helping administer the survey was part of meetings where the survey goals and questions were reviewed. The research team staff had the opportunity to ask questions and seek clarity about how participants should infer term definitions and directions as to how to answer the questions. Since there were a variety of types of questions used (ranking, multiple selection, single selection, Likert scales), the survey tool gave us an opportunity to get at concerns and ideas for improvement through different ways of asking the questions. One weakness to this tool is that it was not adapted for youth, so there was more assistance needed for those under 18 to fill out the survey than the rest of the respondents required. There were many duplicate entries of the survey and data analysts chose the first response as the response that would be recorded for the analysis. The only exception to this was if the second survey had been completed at the same time as the first and the first entry was clearly incomplete where it was apparent there had been user error in filling the survey out on a first attempt. In that case the second entry was used. This was only the case

with one of the survey responses, all others followed the first rule for which response to record as the final entry for that participant. Coding of the qualitative answers to the data happened in two phases to ensure internal validity. First, each coder saw only one question to focus on and identify codes. The second phase was to meet as a group and identify codes across the questions to come up with cohesive themes across each question where there were similarities as to how people had answered. For example, if someone said the best way to achieve safety was to increase security guards, and also ranked security guards as their first priority for budgeting in a later question, the code was changed to look similar so that all security guard related themes were clear. This was true even if security was combined with other codes related to patrolling and presence of someone surveilling the properties. In addition, the principal investigator of the project looked at the codes during phase one and phase two of coding and each coder had the same method for checking with the PI about whether or not a code was right or if they needed further guidance as to how to code a certain response.

### **Focus Group Guide:**

The focus group guide was co-developed by the research team and staff. The focus group guide sought to go more in depth to some of the questions asked about satisfaction and previous experience with the Fresno Police Department and the supplemental contract, as well as to gain more information about the definitions for participant ideas of safety investments. Both research and FH staff checked questions to avoid any leading phrases within the entire guide. In addition, the focus group guide allowed participants to give more ideas and rationale behind methods for future effective community engagement. The focus groups happened through a zoom environment where there was a facilitator and a note-taker present to take in the data.

Internal Validity: All facilitators met prior to the first focus group to ensure uniform interpretation of each of the questions and use of follow up questions within the guide. In addition, all note takers with the exception of the Hmong Focus Group note-taker went through the same training with the same trainer on note-taking during focus groups. However, the person who took notes is familiar with CVHPI focus group methods and had been a past participant in several CVHPI focus groups and individual evaluation interviews for the past six years. The research team met after the first focus group and once everyone had facilitated at least one focus group to recalibrate how questions were worded and add further instructions to the interview guide for ease of facilitation. None of the fundamental research questions were changed, rather, order changed for some questions and optional re-phrasing was given in updated guides. In addition, coding of the themes was done in similar fashion to the survey questionnaire qualitative answers, where each coder worked independently on one interview and then gathered codes with one supervising researcher reviewing codes and answering questions about the codes and themes.

### **External Validity for Survey and Focus Groups:**

Survey responses were checked against focus group responses to similar queries to check for external validity. This was especially used for answers given by youth given that they needed more assistance filling the survey out than other populations. The answers were similar enough to give the researchers confidence that youth were still able to have their own voice in the survey. However, survey responses of question 12: "If you were to propose a budget to invest in safety in your neighborhood, how would you like the money spent? Name 3 things you would include:" looked most like adult responses and focus group data was more heavily relied upon for answers to how youth perceive solutions to safety in the community should be prioritized. Another check for validity occurred through periodic check-ins with Fresno Housing staff, some who had been part of previous study data collection on the same topic and others who had previous conversations with residents about the topics of the survey and focus group questions. As CVHPI research staff shared preliminary results staff gave feedback if they thought this was something that they had heard before from residents. In addition, since FH staff also helped collect the data in some cases where they assisted residents in filling out the surveys, the research team/FH meetings were used to answer questions about how to best help respondents answer certain questions and further clarify instructions. In addition, there was also a joint meeting to discuss focus group themes and how those resonated with previous anecdotal feedback staff had received on the topics raised by focus group attendees.

### **Grounded Theory Analysis:**

The survey qualitative and focus group responses were analyzed using grounded theory. This method takes induction, deduction, and verification into account at all points of the research process. This method has data collection and analysis occurring simultaneously, resulting in a different research process altogether. First, a research problem is proposed, but there are no hypotheses at first, only questions about a phenomenon. Next, "provisional distinctions" emerge by coding the data. The researcher must then return to the field (collecting surveys or focus groups, or talking with other researchers) to verify the codes through gathering more data, which leads him/her to code again. However, throughout the whole process, the researcher must keep making sure that the codes are directly tied to the real world that the data represents. A purging process must happen where the importance of each code is assessed, and the codes that appear most often must be kept and tested for parsimony. Modern grounded theory always contextualizes the codes to be based in the real-world experiences of the respondents. This is important when checking for external validity between the two instruments used in this study, but also why the FH staff meetings were essential to the analysis phase. Themes were included in the report if they ranked highest, but also if they were parsimonious to what a certain population was saying within the focus groups, such as the codes relating to staff, youth, Spanish-Speaking, and the Hmong populations.

# BOARD MEMO

**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 07/26/2022  
**AGENDA ITEM:** 7d  
**SUBJECT:** Real Estate Development Update

**AUTHOR:** Michael Duarte  
Chief Real Estate Officer  
**DEPARTMENT:** Real Estate Development  
**MEMO DATE:** 07/19/2022

---

## Executive Summary

Staff will provide an overview of real estate development activities.

## Recommendation

None at this time.

# BOARD MEMO

<b>TO:</b>	Boards of Commissioners	<b>AUTHOR:</b>	Christina Husbands
<b>FROM:</b>	Tyrone Roderick Williams, CEO		Director of Real Estate Development
<b>MEETING DATE:</b>	07/26/2022	<b>DEPARTMENT:</b>	Real Estate Development
<b>AGENDA ITEM:</b>	10a	<b>MEMO DATE:</b>	07/21/2022
<b>SUBJECT:</b>	Consideration of Submission of Proposal to State Center Community College District for Student Housing and Entering into an MOU with DADA Enterprises, LLC		

## Executive Summary

The State Center Community College District ("SCCCD") has recently been awarded approximately \$34,000,000 in SB 169 state grant funds to be utilized for the provision of student housing.

In response, on June 15, 2022, SCCCDC issued a Request for Proposals ("RFP") seeking qualified entities to provide design, development, construction, financing and/or operation for a 350 bed student housing facility with common areas. The deadline for submission of proposals is August 12, 2022.

Agency staff has identified a potential partner and potential sites to accommodate approximately 75 units and 350 beds of affordable student housing, with a minimum 3,500 square feet of common area space. DADA Enterprises, LLC, currently has site control of a .45 acre parcel located at 1433 Broadway Street that is currently designed as 37 units. Staff envisions partnering an additional site in order to achieve the full scope of the RFP.

Staff is recommending that the Board authorize entering into a Memorandum of Understanding ("MOU") with DADA Enterprises, LLC, to co-develop and co-own the dual site student housing development, and approval to submit a proposal to the State Center Community College District for the development of the project. The MOU is currently under negotiation, and is anticipated to provide an equal share in responsibilities and benefits. If the proposal to State Center Community College District is not successful, the MOU would be automatically terminated. If the proposal is successful, Fresno Housing and DADA Enterprises would be bound by their proposal.

## Recommendation

It is recommended that the Boards of Commissioners:

1. Authorize entry into a Memorandum of Understanding with DADA Enterprises, LLC
2. Authorize submission of a proposal to the State Center Community College District for the development of Student Housing
3. 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 action.

# FRESNO HOUSING

## Fiscal Impact

There is no cost associated with the submission of the proposal or execution of the MOU. SCCCD has been awarded approximately \$34,000,000 that will be provided as financing for the student housing project.

## Background Information

**Downtown Area Sites:** The revitalization of downtown has been a goal for several years due to the growing employment opportunities, food scene, and night life. New housing opportunities add to the vibrancy and sustainability of the downtown culture. Downtown amenities available to all potential sites include: dining, medical and grocery within walking distance, and easy access to public transit. Downtown is an ideal location for student housing, being within approximately 2 miles of the Fresno City College main campus and Fresno City College's West Fresno campus currently under development.

**Potential Site 1 (APN: 466-191-10):** The area is approximately .32 acres of land that is currently owned by Better Opportunities Builder, Inc. The site was formerly used as a motel and has been explored for potential adaptive reuse. The site has the capacity, if demolished, to accommodate up to four or five stories of residential and structured parking.

**Potential Site 2 (APN: 466-205-28):** This site is located at 1433 Broadway Street. The site is currently owned by the proposed partner, DADA Enterprises, LLC. The site is currently .45 acres vacant land. The project has housing to the south, and is surrounded by a local elementary school and playground to the north and east. The project would consist of approximately 39 units with a combination of studio and loft type units. The proposed partner is an experienced developer in the Fresno Cultural Arts District, and has approximately 5 complexes in the District.

**Potential Site 3 (APN: 466-206-56T):** The area is a portion approximately .45 acres in size of land that is currently used as the Fresno Housing parking lot. The site has been explored for potential mixed-use affordable housing by agency staff as well as private developers. The site has the capacity to construct the proposed 75 units.



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

**BEFORE THE BOARD OF COMMISSIONERS OF THE**

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

**RESOLUTION AUTHORIZING ENTRY INTO A MEMORANDUM OF  
UNDERSTANDING WITH DADA ENTERPRISES, LLC AND SUBMISSION OF A  
PROPOSAL FOR STUDENT HOUSING TO THE STATE CENTER COMMUNITY  
COLLEGE DISTRICT**

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

WHEREAS, the Agency desires to support housing opportunities for low and moderate income student households within a variety of neighborhoods and to improve under-invested neighborhoods; and

WHEREAS, the State Center Community College District (“SCCCD”) posted a Request for Proposals for Student Housing on June 15, 2022, to invite qualified and interested firms to provide design, development, finance and/or operation of 350 beds of student housing and a common lounge to support student’s co-curricular learning, student development and academic success; and

WHEREAS, SCCCDD has been awarded approximately \$34,000,000 for the provision of student housing through SB 169 state grant funds; and

WHEREAS, the Agency desires to be SCCCDD’s developer on the project in partnership with DADA Enterprises, LLC, and oversee the design, development, finance and/or operation of the student housing project; and

WHEREAS, the Agency approves entry into a Memorandum of Understanding with DADA Enterprises, LLC to co-develop and co-own a Student Housing development with the Agency, and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California do hereby approve and authorize entry into a Memorandum of Understanding with DADA Enterprises, LLC, and authorize submission of a proposal to the State Center Community College District, and further authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer and/or their designee to negotiate and execute all related documents.

PASSED AND ADOPTED THIS 26<sup>th</sup> DAY OF JULY 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 AUTHORIZING ENTRY INTO A MEMORANDUM OF  
UNDERSTANDING WITH DADA ENTERPRISES, LLC AND SUBMISSION OF A  
PROPOSAL FOR STUDENT HOUSING TO THE STATE CENTER COMMUNITY  
COLLEGE DISTRICT**

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

WHEREAS, the Agency desires to support housing opportunities for low and moderate income student households within a variety of neighborhoods and to improve under-invested neighborhoods; and

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WHEREAS, SCCCDD has been awarded approximately \$34,000,000 for the provision of student housing through SB 169 state grant funds; and

WHEREAS, the Agency desires to be SCCCDD’s developer on the project in partnership with DADA Enterprises, LLC, and oversee the design, development, finance and/or operation of the student housing project; and

WHEREAS, the Agency approves entry into a Memorandum of Understanding with DADA Enterprises, LLC to co-develop and co-own a Student Housing development with the Agency, and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County do hereby approve and authorize entry into a Memorandum of Understanding with DADA Enterprises, LLC, and authorize submission of a proposal to the State Center Community College District, and further authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer and/or their designee to negotiate and execute all related documents.

PASSED AND ADOPTED THIS 26<sup>th</sup> DAY OF JULY 2022. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

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ABSTAIN:

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Tyrone Roderick Williams, Secretary of the Boards of Commissioners

# BOARD MEMO

**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 07/26/2022  
**AGENDA ITEM:** 10b  
**SUBJECT:** Consideration of Resolutions to Assign Designees and Authorize Officers/Employees to Conduct Business on Behalf of Fresno Housing

**AUTHOR:** Nicole Diaz  
**CONTROLLER:** Controller  
**DEPARTMENT:** Finance  
**MEMO DATE:** 07/21/2022

## Executive Summary

The purpose of this memo is to request approval from the Boards of Commissioners to assign designees and authorize officers/employees to conduct business on behalf of Fresno Housing.

The By-Laws of the Housing Authority of the City of Fresno and Fresno County state that the CEO/Executive Director shall keep in safe custody the seal of the Authority and shall have the power to affix such seal to all contracts and instruments to be executed by the Board of Commissioners. As Secretary and Treasurer of the Boards, the CEO/Executive Director executes documents, contracts and other instruments, as authorized by the Boards of Commissioners. At times, the duties of the CEO prevent them from being present to execute contracts and other instruments in a timely manner. Its essential to the business of Fresno Housing to assign designees and authorize officers to conduct business on behalf of Fresno Housing.

All actions and duties completed by, delegated to or assigned by the CEO must conform with the Board-approved Internal Control Policy, Delegation of Purchasing Authority Policy, Conflict of Interest Policy, and any other applicable federal, state and local laws, rules and/or regulations.

## Recommendation

It is recommended that the Boards of Commissioners adopt the attached resolutions approving the following designee(s) to conduct business on behalf of Fresno Housing.

Activity Type	Current Authorizations	Proposed Authorizations
Executing Documents, Contracts, and other instruments	- CEO/Executive Director - Chief Business Officer - Chief Real Estate Officer	- CEO/Executive Director - Chief Real Estate Officer - Chief Inclusion and Empowerment Officer
Conducting Banking Activities & Check Signing	- CEO/ Executive Director - Chief Business Officer - Chief Real Estate Officer	- CEO/ Executive Director - Chief Real Estate Officer - Chief Inclusion and Empowerment Officer

## Fiscal Impact

There is no fiscal impact.

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

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

CONSIDERATION OF RESOLUTIONS TO ASSIGN DESIGNEES AND AUTHORIZE  
OFFICERS/ EMPLOYEES TO CONDUCT BUSINESS ON BEHALF OF FRESNO HOUSING

WHEREAS, the By-Laws stated that the CEO/Executive Director of both the Housing Authority of the City of Fresno and Fresno County shall keep in safe custody the seal of the Authority and shall have the power to affix such seal to all contracts and instruments to be executed by the Board of Commissioners; and

WHEREAS, the Board of Commissioners acknowledge that, at time, the CEO/Executive Director's duties prevent him from being present to execute contracts, deeds and other instruments in a timely manner.

WHEREAS, the Board of Commissioners acknowledge the need for a Designee(s) to be assigned on behalf of the CEO/Executive Director for such purposes as executing contracts and other instruments at the direction of the CEO/Executive Director when the CEO/Executive Director is unavailable to sign such documents.

NOW THEREFORE, BE IT RESOLVED that in the absence of the CEO/Executive Director, Tyrone Roderick Williams, the Chief Real Estate Officer, Michael Duarte, the Chief Inclusion and Empowerment Officer, Marc' Bady, are hereby authorized, at the direction of the CEO/Executive Director, to execute documents, contracts and other instruments.

PASSED AND ADOPTED THIS 26th DAY OF July, 2022. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

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

BEFORE THE BOARDS OF COMMISSIONER OF THE

HOUSING AUTHORITY OF THE FRESNO COUNTY

**CONSIDERATION OF RESOLUTIONS TO ASSIGN DESIGNEES AND AUTHORIZE  
OFFICERS/EMPLOYEES TO CONDUCT BUSINESS ON BEHALF OF FRESNO HOUSING**

WHEREAS, the By-Laws stated that the CEO/Executive Director of both the Housing Authority of the City of Fresno and Fresno County shall keep in safe custody the seal of the Authority and shall have the power to affix such seal to all contracts and instruments to be executed by the Board of Commissioners; and

WHEREAS, the Board of Commissioners acknowledge that, at time, the CEO/Executive Director's duties prevent him from being present to execute contracts, deeds and other instruments in a timely manner.

WHEREAS, the Board of Commissioners acknowledge the need for a Designee(s) to be assigned on behalf of the CEO/Executive Director for such purposes as executing contracts and other instruments at the direction of the CEO/Executive Director when the CEO/Executive Director is unavailable to sign such documents.

NOW THEREFORE, BE IT RESOLVED that in the absence of the CEO/Executive Director, Tyrone Roderick Williams; the Chief Real Estate Officer, Michael Duarte; the Chief Inclusion and Empowerment Officer, Marc' Bady, are hereby authorized, at the direction of the CEO/Executive Director, to conduct business on behalf of Fresno Housing.

PASSED AND ADOPTED THIS 26th DAY OF July, 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 THE CITY OF FRESNO

**RESOLUTION AUTHORIZING OFFICERS/EMPLOYEES  
TO ENTER INTO BANKING RELATIONSHIPS AND TRANSACT BUSINESS OF THE  
HOUSING AUTHORITY ALONG WITH OR ON BEHALF OF THE CEO/EXECUTIVE  
DIRECTOR**

WHEREAS, the Housing Authority of the City of Fresno periodically needs to enter into banking relationships with various financial institutions and transact the business of the Agency:

NOW THEREFORE, be it resolved as follows:

1. That any three (3) of the following officers of this organization: Tyrone Roderick Williams, CEO/Executive Director; Michael Duarte, Chief Real Estate Officer; and , Marc' Bady, Chief Inclusion and Empowerment Officer are together authorized to enter into deposit accounts, checking accounts, credit card accounts, cash management and service agreement(s) with financial institutions on behalf of this organization and to designate from time to time who may sign checks and otherwise give instructions regarding this organization's funds and accounts.
2. That any three (3) of the following officers of this organization: Tyrone Roderick Williams, CEO/Executive Director; Michael Duarte, Chief Real Estate Officer; and Marc' Bady, Chief Inclusion and Empowerment Officer together are authorized to execute the bank documents necessary to establish and maintain facsimile signature agreements for the bank accounts.
3. That the accounts affected by this resolution are those at Wells Fargo, U.S. Bank, PNC



Bank and other financial institutions legally appropriate to conduct the business of this organization.

4. That two (2) signatures will be required to negotiate checks. At least one of those signatures must be Tyrone Roderick Williams, CEO/Executive Director. The second signature may be that of the Chief Inclusion and Empowerment Officer or Chief Real Estate Officer.

This authorization shall remain in full force and effect for the individuals who officially hold these positions at the Housing Authority of the City of Fresno.

PASSED AND ADOPTED THIS 26th day of July, 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 Board of Commissioners

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

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

**RESOLUTION AUTHORIZING OFFICERS/EMPLOYEES  
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This authorization shall remain in full force and effect for the individuals who officially hold these positions at the Housing Authority of Fresno County.

PASSED AND ADOPTED THIS 26th day of July, 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 Board of Commissioners



# Addendums

July 26, 2022



# Changes to the Agency Plans: 2023 Staff Recommendations

*July 26, 2022*



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



# Presentation Overview

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- Background
- Timeline
- Annual Plan Overview
- Proposed Changes to Admin and ACOP Plan
  - *Significant Changes (Yellow)*
  - *Required Changes (HUD)(Green)*
  - *Other Staff Recommendations (Blue)*
- Discussion and Guidance from Board



# Background

- The Agency Plan informs HUD and the public of PHA policies, operations, funding, asset management, and program activities in place or planned for meeting local housing needs and goals.
  - **Annual Plan:** updates on progress, amendments, or significant changes.
  - **Administrative Plan** is specific to the discretionary policies governing the administration of the HCV program.
  - **Admissions & Continued Occupancy Policy (ACOP)** is specific to the discretionary policies, governing the administration of the LIPH program.



# Timeline

- June 28: Present Timeline to the Board.
- **July 26: Present proposed changes and/or accept Board feedback prior to posting for Public Comment.**
- July 29: 45-day Public Comment period begins. Post Agency Plan on website for inspection.
- August 9: Public Housing Resident Advisory Board (RAB) Meeting
- August 10: Housing Choice Voucher Resident Advisory (RAB) Meeting
- August 23: Public Hearing. Board Meeting: Update Commissioners on public comments received thus far. Seek feedback and discuss.
- September 7: Final Resident Advisory Board (RAB) Meeting
- September 12: Public Comment period closes.
- September 27: Boards of Commissioners Meeting. Request Board Adoption.
- October 17: Final Submission to HUD





# Annual Plan

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- Summary of the Admin Plan & ACOP
- Updates on elements not in Admin Plan or ACOP
  - New Activities (Development)
  - Progress Report on Mission & Goals, as described in the Five Year Plan
  - Other Documentation & Certifications



A photograph of a modern residential building with a purple semi-transparent banner across the middle containing the text "Administrative Plan". The building features a mix of light beige and dark brown siding, white trim, and a prominent red front door. A concrete walkway leads towards the building, flanked by young trees and landscaping. The sky is clear and blue.

# Administrative Plan

**FRESNO HOUSING**

# Administrative Plan

- Significant Changes (Yellow)

- **Chapter 2: Applications and Interest List**

- *Opening and Closing of the Interest List – Single Interest/waiting list. (Staff Recommended) (Section 2.2)*
    - *Opening and Closing of the Interest List – Public Notices for Site-based and Referral-based Project-Based vouchers. (Staff Recommended) (Section 2.2)*

- **Chapter 11: Payment Standards and Rent Reasonableness, and Owner Rents**

- *When the Payment Standard Decreases – Hold Harmless – no reduction in subsidy. (Staff Recommended) (Section 11.5.2)*

- **Chapter 26: Targeted Programs**

- *Veteran Affairs Supportive Housing (VASH) Program - Applying the 80% Area Median Income limits will further expand the program to serve veteran families (HUD regulation) (Section 26.1)*

- **Chapter 23: NEW CHAPTER – Project-Based Vouchers (PBV) under the Rental Assistance Demonstration (RAD) Program**

- *Entire Chapter – HUD regulations and FH policies related to PBV conversions.*





# Administrative Plan

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- HUD Mandated (Green) – NOT Significant Changes
  - Please Note: For the year 2023, there is no HUD mandated changes that are significant.



# Administrative Plan

- Staff Recommendations (Blue) – NOT Significant Changes
  - Chapter 2: Applications and Interest List
    - *Purging the Waiting Lists (Section 2.9.1)*
  - Chapter 3: Selection from the Interest List for Admission
    - *Local Preferences/Returning to the Waitlist (Section 3.4)*
    - *Local Preferences/Elderly or Disabled Person Preference (Section 3.4)*
    - *Local Preferences (Section 3.4) Families with Minor Children*
  - Chapter 4: Eligibility for Admission
    - *How Much Time Allowed to Add a New Live-in-Aid (LIA) (Section 4.4.4)*



# Administrative Plan

- Staff Recommendations (Blue) – NOT Significant Changes (Cont.)
  - **Chapter 5: Subsidy Standards**
    - *Exceptions to the Subsidy Standards (Section 5.3)*
    - *Changes for participants (Section 5.4)*
  - **Chapter 7: Verification Procedures**
    - *10 calendar days to furnish requested documents (Section 7.3.1, 7.3.2, 7.9.8, 12.5.1)*
  - **Chapter 15: Termination of Assistance**
    - *Notice of Termination of Assistance (Section 15.5.2)*
  - **Chapter 22: Project-Based Vouchers (PBV)**
    - *Owner Proposal Selection Procedures/Method Three (Section 22.11.1)*
    - *FH Notice of Owner Selection (Section 22.11.6)*





A photograph of a modern, multi-story apartment complex. The building features green siding, white trim, and black metal railings on the balconies. In the foreground, there is a curved concrete walkway and a landscaped area with dark brown mulch and small green plants. A large, curved wooden pergola structure with a brick base and black metal fence is in the middle ground. The sky is clear and blue.

# Admissions & Continued Occupancy Plan (ACOP)

**FRESNO HOUSING**

# Admissions & Continued Occupancy Plan (ACOP)

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- Significant Changes (Yellow)
  - Please Note: For the year 2023, staff is not proposing any significant changes (yellow). This may change during the Public Comment Period.



# Admissions & Continued Occupancy Plan (ACOP)

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- HUD Mandated (Green) – NOT Significant Changes
  - Chapter 5: Occupancy Standards & Unit Offers
    - *Plan for Unit Offers (Section 5.3)*

# Admissions & Continued Occupancy Plan (ACOP)

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- Staff Recommendations (Blue) – NOT Significant Changes
  - **Chapter 4: Pre-Applications, Management of the Interest List and Resident Selection [24 CFR 5.400, 5.600, 960.201 through 960.208]**
    - *Method of Selection (Section 4.11).*
    - *Local Preference [24 CFR 960.206] (Section 4.12).*
  - **Chapter 5: Occupancy Standards & Unit Offers**
    - *Determining Unit Size (Section 5.0).*
  - **Chapter 9 – Standards For Continued Occupancy & Reexaminations [24 CFR 960.257, 960.259, 966.4]**
    - *Recertification Notice Timeline (Section 9.5).*
    - *Requirements to Attend (Section 9.9).*



Questions or Feedback?

FRESNO HOUSING



# Resident Safety Survey

*July 26, 2022*

*Presented by: Marc' Bady*





# Agenda

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- Scope of the Resident Safety Survey Work
- Resident Empowerment Engagement
- Property Management Information
- Data Presentation

# Background

---

- Communities increasingly focused on safety.
- Residents and leaders working together on solutions to crime and on efficient safety strategies and programs.
- Safety is a broad spectrum with multiple facets:
  - Individual
  - Neighborhood
  - Community
  - Systemic

# Background

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- Redefining what is important to people in terms of “safety”. What are the elements in “safety” for them?
- Re-framing safety initiatives in collaboration with residents.
- Effective changes in safety initiatives and implementation processes around the country included resident input on the structural and programmatic aspects.

# Engagement with CVHPI

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- Fresno Housing understands there are health challenges for residents related to safety
- The Central Valley Health Policy Institute's role:
  - Regional research leadership
  - Research training
  - Graduate education programs focused on addressing emerging health policy issues for Central CA residents



# Engagement with CVHPI

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- CVHPI is a leader in community engagement projects focused on systems
- CVHPI has successful track record of providing data that bridges the gaps in understanding between community needs and systemic approaches.

# Engagement with CVHPI

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- The CVHPI/CVHDR investigators partnered with FH through the use of surveys and focus group to understand and determine the following:
  - How residents perceive police presence in their community
  - How they define safety and safe communities, and
  - How they would like to be further engaged in conversations about issues of safety and quality of life.

# Study Purpose and Goals


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- The purpose of this project was to collect rich data and information within the city limits of Fresno on how residents residing within specific Fresno Housing properties would like the issue of safety in their community to be addressed.
- The study partners include leadership from:
  - Central Valley Health Policy Institute at Fresno State (CVHPI)
  - Central Valley Housing Data Repository Project (CVHDR) Faculty
  - Faith in the Valley
  - Fresno Housing Resident Empowerment Department


# Study Goals

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To craft survey structure, focus group framework, data collection, analysis process, and marketing strategies.



To implement survey questionnaire and focus group data collection and analysis process.



To capture the experience and outlook of residents using the CVHPI Safety Data Plan and Process and to gather resident impressions and feedback.



To provide residents opportunities to engage in feedback, discussions, and dialogue around perceptions for safety, ranging from structural to personal/community practices.

# Outcomes

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Engage the residents within the community intentionally, consistently and equitably to build relationships and community capacity through health and wellness initiatives, such as addressing safety.



To highlight on going engagement efforts that are representative of residential and community input that led to equitable outcomes. These engagement efforts address the needs and concerns of those who are most likely to be adversely impacted by community wide-initiatives.

# Deliverables

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Survey/Questionnaire  
Development



Focus Group Format



Focus Group  
Facilitation



Data Collection Plan



Data Analysis Plan

# Deliverables

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OPERATIONALIZED  
TERMS



METHODOLOGY  
RATIONALE



THEMES AND  
NUANCES



RESULTS



DATA  
PRESENTATION

# Incentives

*Resident Empowerment*



# Community Planning - Incentives

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## Investing in incentivizing residents for their participation

- Increase in Response Rate
- Survey Fatigue
- Hard to Reach Individuals
- Compensation for an individual's time
- Budget Restrictions

**Resident Safety Survey:** Gift Cards, Rent Credit & Chaffee Zoo Tickets

# Heal America

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Focused on finding and supporting solutions that build trust between communities and law enforcement to create safer neighborhoods.

## Community Safety Initiative

- Phase 1: Resident Safety Survey
- Phase 2: Analyze Data & Report
- Phase 3: Develop Community Safety Coalition  
Community Engagement Events (Block Party)



# **Information on Current Safety Services (Police Contract)**

# Contract

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- Fresno PD in the amount prorated amount of \$200,357 (grand total of \$318,028) effective July 1, 2021 through June 30, 2022. *\*Currently interim/month to month until final decision.*

# Property Management Information

# Fresno Housing Safety Services

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- Partnership with Fresno Police Department since 1985.
- Public Housing Drug Elimination Program.
- Properties serviced under the contract:

Sequoia Courts

Sequoia Courts Terrace

Sierra Plaza

Viking Village

Monte Vista Terrace

Sierra Terrace

Cedar Courts

Inyo Terrace

DeSoto Gardens I & II

Yosemite Village

Fairview Heights

Legacy Commons  
was added in 2019.

# Fresno Housing Safety Services

- Two dedicated police officers enhance safety services to our residents
- Personnel Changes
- Original Purpose
- Current Contract



# Fresno Housing Safety Services

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- Interactions with staff
- Weekly Meetings
- Recent amendments





# Data Analysis

*Central Valley Health Policy Institute*



Central Valley Health  
Policy Institute



# Housing Safety Study

Presented By

Tania Pacheco-Werner, PhD

Central Valley Health Policy Institute

Amber Crowell, PhD

Department of Sociology, Fresno State

Janine Nkosi, EdD

Faith in the Valley

July 2022



# Introduction

Safety is an ever-growing concern for many communities. Residents and leaders alike are looking for solutions to lower crime rates and build a sense of safety and security in neighborhoods across the country.

This study's results can inform the conversation on how to best address safety in the Fresno Housing communities.



# PURPOSE OF STUDY

- Understanding how residents want safety addressed in their community by identifying
  - Perceptions of police presence in the community
  - Resident definitions of safety
  - A process for future engagement in the reimagining of safety

## PURPOSE OF COLLABORATION

- Provide rich data to Fresno Housing stakeholders to help
  - inform contestations related to their contract with Fresno Police Department
  - inform future safety conversations and investments



# Research Questions

The study focused quantitative and qualitative methods on answering three major domains of research questions that led investigators through the process of understanding how residents feel about safety now, what they imagine safety looking like, and how they see themselves in a future process of reimagining safety in their community



## NEEDS ASSESSMENT AND DEFINING CURRENT BROAD DOMAINS OF SAFETY

How do residents define safety in their community now? How do residents define sustaining safety in their community? What safety measures/programs do they see working? Which ones do they see need improvement?



## IMAGINING IMPROVEMENTS AND IDENTIFYING NEW DOMAINS TO SAFETY IN PUBLIC HOUSING

What structural, social, and human capital resources and spaces do residents want and need to build and sustain safer communities?



## COMMUNITY ENGAGEMENT

How would they like to be engaged by FH? What roles do they see themselves playing in the structural/social/human capital changes? What are the different needs to engage and what are the ways they see themselves engaging? Does it vary by age, language, disability, cultural background, and family status?

# Methodology

## Sampling Priorities

### Target Sample Size:

- 260 Total
- Target sample size accounted for approximately 10.5% of the total resident population of the selected city of Fresno FHA properties.

### Representative by:

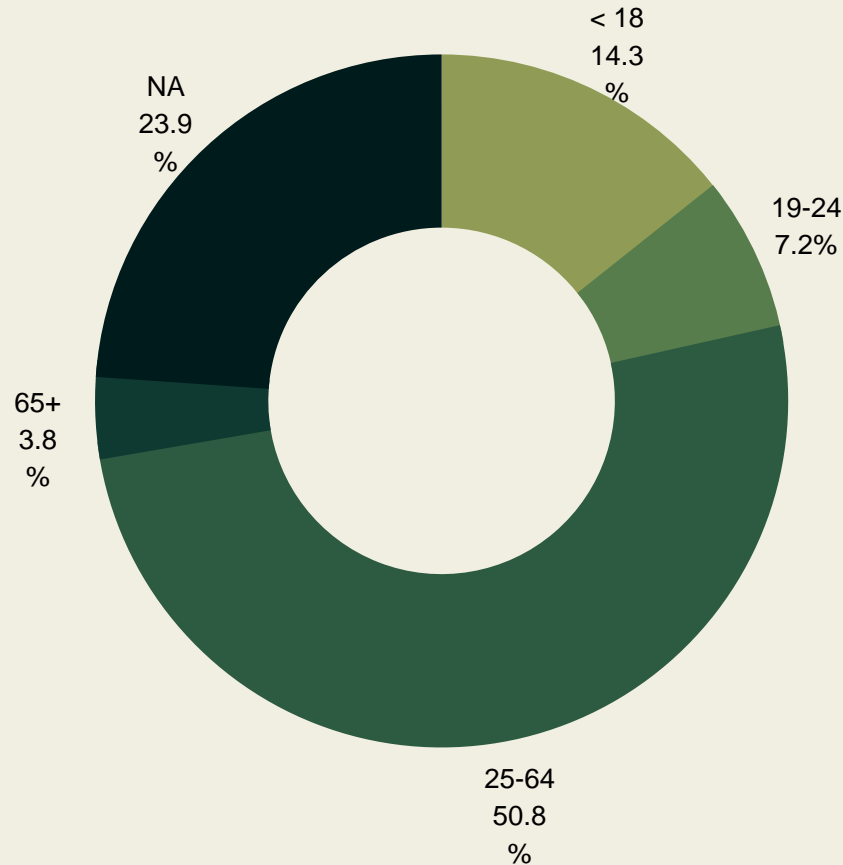
- Property of Residence
- Race/Ethnicity
- Age (goal of 60 youth ages 10-24)

## Study Design

The study used a mixed methods approach of survey and focus group data. Qualitative data was gathered in open-ended responses within the surveys in addition to the focus group responses.



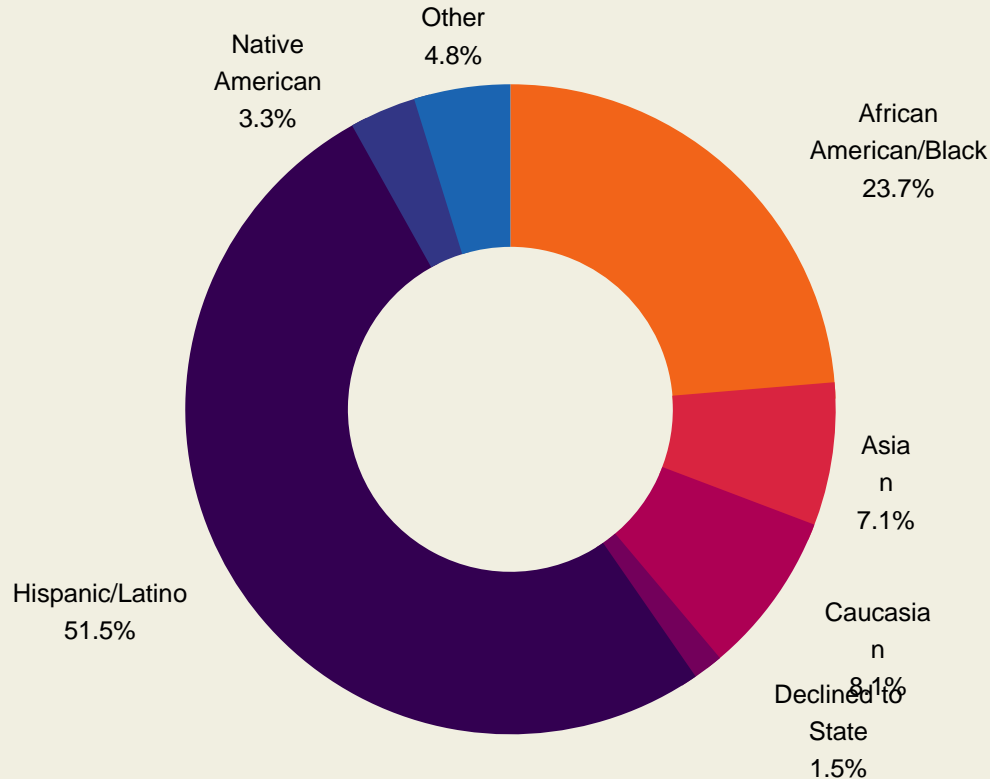
# Demographics



## Age

- A total of 60 unique responses for youth ages 10-18 and 30 for young adults ages 19-24 were received in the survey
- Around 50% of the respondents (213) were adults between the ages of 25-64, and 3.8% were 65+

# Demographics

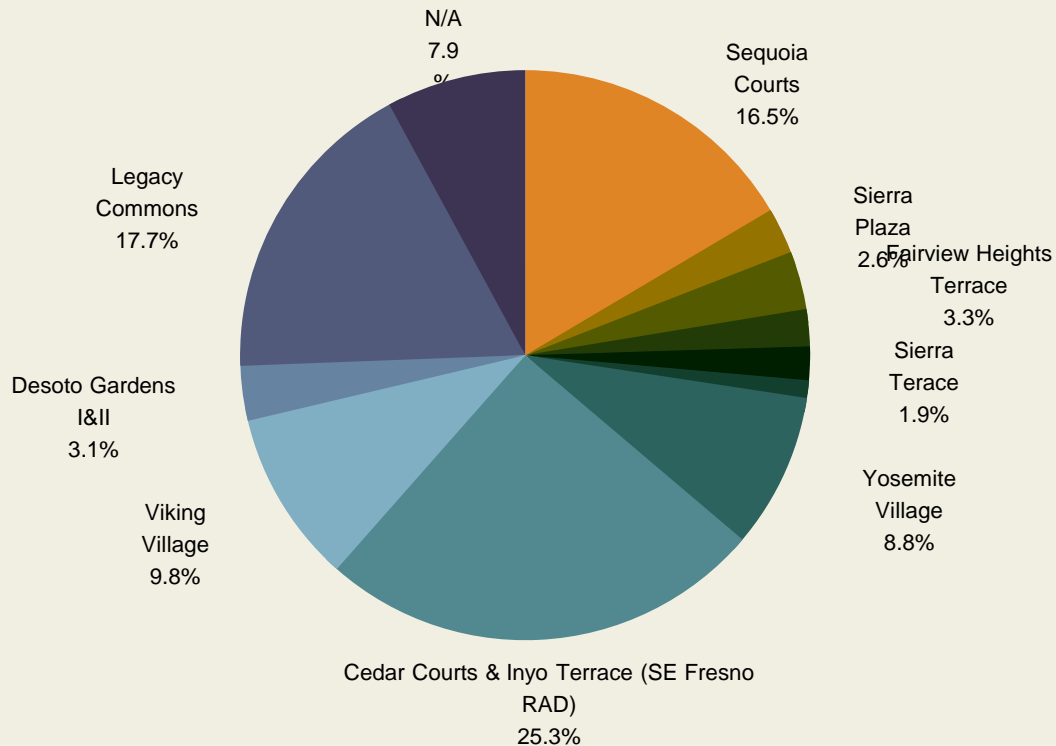


## Race/Ethnicity

- African Americans represented 23.7% of the sample and 24.3% of residents in the properties
- Hispanic 51.5% in the sample compared to 60.4% in the properties,
- 7.1% Asian in the sample compared to 8.3%.
- Native Americans (.9% in properties) and Caucasians (5.1% in properties) were oversampled



# Demographics

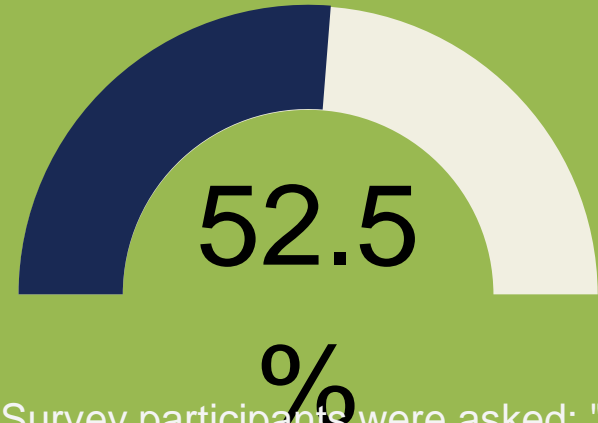


## Property

- Sampling for the properties was challenging because it also overlaid with the priority to achieve age and race proportionality
- Events at properties helped
- Most successful recruitment happened at Sequoia Courts, Legacy Commons and Cedar Courts/Inyo Terrace

# SAFETY NEEDS ASSESSMENT

- 52.5% of respondents said they would vote Yes.
- The remaining respondents said Don't Know (26%), No (11.2%), or did not answer this question (10.3%).
- Those that responded "Don't Know" were significantly less likely to be familiar with the contract than the rest.
- 50% of those that replied "No," reported being very familiar with the contract.



Survey participants were asked: "If you had a vote today, would you vote to renew the police department supplemental security contract?"

# SAFETY NEEDS ASSESSMENT

Analysis showed significant differences by some demographics

## PROPERTY

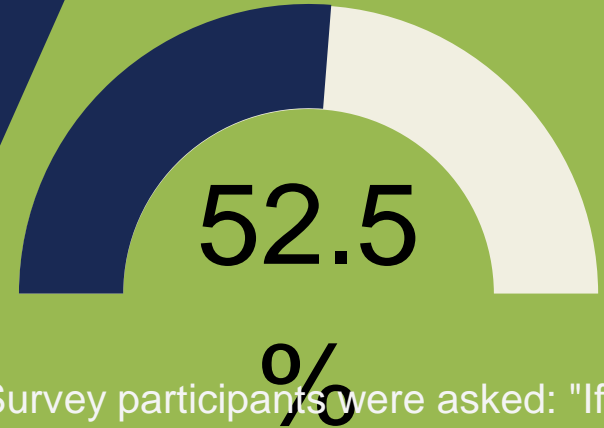
- Cedar Courts, Inyo Terrace, Legacy Commons, Sierra Terrace, Sequoia Courts, Sequoia Courts Terrace, Viking Village
- 53%-75% responded yes

## AGE

- Age groups 25-64 and 65+ were more likely to answer yes than younger groups

## RACE/ETHNICITY

- There was no significant difference by race/ethnicity



Survey participants were asked: "If you had a vote today, would you vote to renew the police department supplemental security contract?"

# DEFINING SAFETY

Survey and focus groups revealed a comprehensive definition of safety by participants.

1

## INCREASED PATROL

Increased visibility & responsiveness

2

## SECURITY GUARDS

Increased "presence" in the properties to deter crime

3

## GATES

To address loitering, unhoused camping, and dangerous situations for children

4

## CAMERAS

Passive deterrence, some had invested in their own cameras too

5

## LIGHTING

Increase safety of walking at night

STRUCTURAL CHANGES

# DEFINING SAFETY

Most wanted to build community, communication, and activities that reinforced health and wellbeing

1

## KNOWING THEIR NEIGHBOR

Activities to get to know each other

2

## NEIGHBORHOOD WATCH

Knowing each other and communicating about keeping each other safe

3

## RECREATIONAL ACTIVITIES

Activities for adults and youth alike

4

## COMMUNICATION

Communication with property managers about how to improve security

5

## SOCIAL SERVICES

Youth and others mentioned the need to help people from a preventative standpoint to avoid interactions with police

HUMAN CAPITAL CHANGES

# Moving Forward

This study is a launching point for a conversations rooted in research that captures residents input.

We hope this study serves as a helpful resource to inform conversations and decision-making of the Board, FH staff, and FH residents.



ENGAGEMENT

- People want to be more engaged both with each other and with FH



SAFETY

- People define safety through structural and human



POLICE

- People want improved interactions with police
- Want more presence



Central Valley Health  
Policy Institute



Thank you to all of the residents and  
stakeholders who contributed to this process

## Contact

Tania Pacheco-Werner, Co-Director  
Central Valley Health Policy Institute  
[CVHPI.ORG](http://CVHPI.ORG)



# Development Update

*July 26, 2022*



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





# Project Updates:

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- Funding Applications Submitted
- Sanger Seniors, L.P. Refinance
- Econo Inn North Update
- Central Office Site Update
- Student Housing RFP



# Funding Applications Update

- 2<sup>nd</sup> Round Tax Credit Applications Submitted:
  - Avalon Commons Phase I
  - Step Up on 99
  - La Joya Commons
- State HCD Super NOFA Applications Submitted:
  - Avalon Commons Phase I
  - Step Up on 99
- City of Fresno HOME/PLHA Application Submitted:
  - Econo Inn North
  - Step Up on 99
  - Avalon Commons Phase I
  - Heritage Estates



# Sanger Seniors, L.P. (Elderberry at Bethel)

- 74-unit tax credit property located in Sanger, CA. Was placed in Service in 2005
- Ownership structure consists of 50% Silvercrest, Inc. and 50% Better Opportunities Builder, Inc.
- Refinancing with Citizens Business Bank to pay off existing debt and leverage capital
  - Approx. amount of \$2mln, 30 Year Term, rate locked in at 4.625% for 15 years.
- Silvercrest, Inc. to receive approx. \$600,000 in net proceeds



# Sanger Seniors, L.P. (Elderberry at Bethel)

Below is the current finance structure of Sanger Senior, L.P.:

Current Mortgage Balance	\$ 748,888.78
Current Interest Rate	6.750%
Current Annual Debt Service	\$ 71,980.02
Current Annual Cash Flow	\$ 274,177.16

Below is the finance structure for the proposed refinance:

Mortgage Balance	\$ 2,000,000.00
Interest Rate	4.625%
Annual Debt Service	\$ 123,393.48
Annual Cash Flow	\$ 222,763.69

Below is the variance between the current and the proposed structure:

Mortgage Balance Variance	\$ 1,251,111.22
Annual Debt Service Variance	\$ 51,413.47
Annual Cash Flow Variance	\$ (51,413.47)



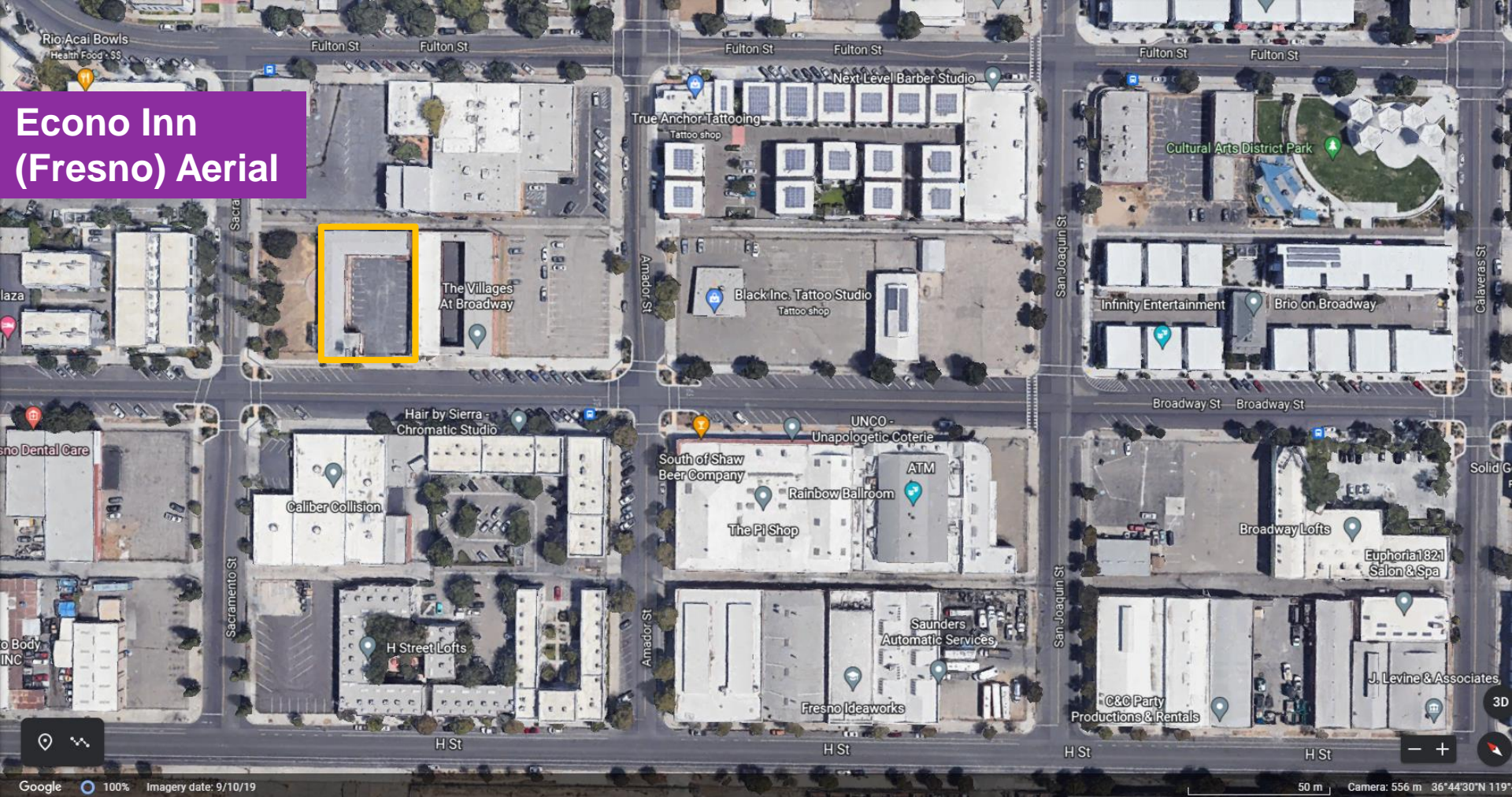


# Econo Inn North

- In January 2019, FH Board approved entering into a Purchase & Sale Agreement (PSA) to acquire the two parcels known as Econo Inn
- Econo Inn South was sold as part of The Villages of Broadway closing on April 2, 2020 and Econo Inn North was sold separately to Better Opportunities Builder, Inc. (“BOB”)
- Redevelopment plans were submitted to the City of Fresno in March 2022 – The plan calls for 18 studios, 6 one-bedroom units, and 1 two-bedroom unit.
- City of Fresno has tentatively committed \$1.5m to support the project.
- On June 10, 2022, the City of Fresno released a NOFA for affordable housing development funds. On June 21, 2022, the Board of Directors of BOB approved submission of a funding application.



# Econo Inn (Fresno) Aerial



FRESNO HOUSING



# Econo Inn North



# Central Office (Fresno)

- Project Concept: 4 story building on approximately .45 acres of the Central Office parking lot
- Executive Staff met with Architect to determine potential mixed-use building programming, use of commercial/1<sup>st</sup> floor space.
- Yield Analysis identified the building can accommodate approximately 50+ units





# Central Office (Fresno) Site Plan

-NOTE-  
This map is for Assessment purposes only.  
It is not to be construed as portraying legal  
ownership or divisions of land for purposes  
of zoning or subdivision law.

FRESNO CITY BLOCKS

Tax Rate Area  
5-005 5-216  
5-023 5-994  
5-190

466-20



Parcel Map No. 70-12 - Bk. 1, Pg. 95  
Parcel Map No. 2002-25 - Bk. 63, Pg. 59 & 60

(Bk.  
465)

SOUTHERN PACIFIC R.R.

Assessor's Map Bk. 466 - Pg. 20  
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

9/18/2018

FRESNO HOUSING

# Central Office (Fresno) Aerial



# Central Office (Fresno) Concept Rendering



FRESNO HOUSING



# Student Housing RFP

- State Center Community College District (SCCCD) has \$34 million of SB 169 grant funding for student housing
  - RFP is due to SCCC by Aug 12<sup>th</sup>, 2022
  - Potential award in October 2022
- Minimum 350 beds, anticipated to require approx. 75 units
  - Mix of studios, two-bed/two-bath, & three-bed/three-bath units
- Scope of RFP:
  - Plan, design-build, finance and/or operate/maintain the Project via private-public partnership
  - Contract with third-party vendor to provide a feasibility study
    - *Location, room type, common areas, amenities, rental rates, operations, security, etc.*
  - Location: Blackstone corridor; areas that support placemaking and strong urban connections to campus
  - Affordability: rent limited to 30% of 50% area median income for a SRO type
  - Development Team (project team, design team, management firm, GC, etc.)



**Questions?**

# Econo Inn North (Existing Condition)



