



MAY IS

#AffordableHousingMonth

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Boards of Commissioners Regular Board Meeting

May 23, 2023

AGENDA

Regular Joint Meeting of the Boards of Commissioners of Fresno Housing

5:00 PM • MAY 23, 2023

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 (2nd Floor), Fresno, CA 93721

Via Zoom:

<https://us06web.zoom.us/j/82547656724?pwd=ZHlJTzNrURpVjJOTUhhTTRsUGJlUT09>

To join via teleconference, call: (669) 900-6833. Meeting ID: 825 4765 6724.

Passcode: 547565.

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) 443-8923 or ExecutiveOffice@fresnohousing.org, TTY 800-735-2929.

PAGE #

1. Call to Order and Roll Call

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 of the Authority after the posting of this agenda.

3. Public Comment and Presentations

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

4. Potential Conflicts of Interest

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

5. Governance Matters

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

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FRESNO HOUSING

6. Consent Agenda

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

- a. Governance: Consideration of the Minutes of March 28, 2023, and April 25, 2023
Approval of the minutes of the Board Meeting
- b. Approval to Accept Local Housing Trust Fund (LHTF) Allocation from the City of Fresno for Avalon Commons Phase II 26
Approval to accept funding for the Avalon Commons Phase II development
- c. Authorization of Land Disposition to City of Fresno for Southwest Fresno Trail 30
Authorize disposition of vacant land in Southwest Fresno for the benefit of the trail project
- d. Approval to Execute Master Lease Agreement with the Fresno County Department of Social Services for Rapid Rehousing Program – Sierra Terrace 35
Approval to continue a partnership with Fresno County for rapid rehousing program
- e. Authorize Acceptance of City of Fresno Operating Grant for Journey Home 39
Approval to Accept Operating Funds from the City of Fresno to provide emergency shelter at Journey Home
- f. Approval to Renew Contract with California Employment Development Department to Facilitate Resident Income Certification 43
Approval to enter into an agreement with EDD to obtain wage and claim data used for resident certifications

7. Information Item

- a. Board Retreat Update
- b. Heritage Estates-Homebuying Information
- c. Strategic Planning Process
- d. HCV Update
- e. Real Estate Update 49

8. CLOSED SESSION

- a. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
Property: 5326 East Pine Ave., Fresno CA 93727
Agency Negotiator: Tyrone Roderick Williams
Negotiating Parties: Fresno Housing and North Palm Investments Group
Under Negotiating: Price and Terms of Payment

9. Action

- a. La Joya Commons Omnibus Closing and Funding Approval 50
- b. Consideration of Sale of Pine Warehouse Property located at 5326 E. Pine Ave., Fresno, CA 75

10. Adjournment

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

Tuesday, March 28, 2023

5:00 P.M.

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular joint session on Tuesday, March 28, 2023, at 1260 Fulton Street, Fresno, CA. The public was able to join in person and via teleconference.

1. The regular joint meeting was called to order at 5:09 p.m. by Board Chair, Commissioner Catalano 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
 Isaiah Green
 Ruby Yanez
 Sharon Williams
 Sabrina Kelley

ABSENT: Stacy Vaillancourt, Vice Chair

The regular joint meeting was called to order at 5:09 p.m. by Board Chair, Commissioner Jones, 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
 Joey Fuentes
 Valori Gallaher
 Sophia Ramos
 Amadeo Garcia
 Kyle Chaney

Also, in attendance were the following: Tyrone Roderick Williams, CEO; Ken Price, Baker Manock and Jensen - General Counsel; Tammy Townsend, Deputy Executive Director;

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

There was no public comment.

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

MOTION PASSED: 6 – 0

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

MOTION PASSED: 5 – 0

3. PRESENTATIONS AND ANNOUNCEMENTS

- a. Acknowledge Commissioners Nikki Henry's Service.
- b. Welcome New County Commissioner Kyle Chaney

4. PUBLIC COMMENT AND PRESENTATIONS

Eric Payne, Executive Director of Central Valley Urban Institute presented his appreciation for Nikki Henry and her service on the board. Eric also wanted to welcome both Commissioner Chaney and Commissioner Green.

5. GOVERNANCE MATTERS

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

In addition to the written report:

- Shared a video of the Monarch@Chinatown ribbon cutting.

- Mr. Williams passed the mic to Tammy Townsend who introduced the new Communications Manager, Kristine Morgan.
- Board Retreat was discussed in regard to identifying the best dates that provide the most participation from the board.

There was no public comment.

b. Commissioners' report

Chair Jones gave thanks for including both her and Chair Catalano at the All-Staff Luncheon.

Chair Jones reported as follows:

NAHRO Legislative Conference- received 30% of the surveys sent out back. Trends were identified through the data received. Matthew Desmond spoke about enlightening us on eradicating poverty and unclaimed public aid that is not claimed annually. She also was part of the DEI session where Marc' spoke on Visualizing Equity. Marcia Fudge, Secretary of HUD spoke on the president's proposals going in for mandatory funding to preserve affordable housing, energy efficiency units, climate resilient, and aged-out foster youth.

Chair Jones ended her report by advising that a verbal resignation was submitted by Stacy Vaillancourt. An official date hasn't been set at this time.

Commissioner Williams reported that on 3/24/23 she was invited to visit Juvenile Justice Center (JJC) with the young girls. She discussed the housing needs for youth released with no place to go and end up back in the system. She mentioned she would love to see a partnership that comes together and mentors that support the youth and provide housing as it is desperately needed.

Chair Catalano shared a quote from David Segura. Mr. Segura is a resident at the Monarch@Chinatown. He also thanked the team and staff for the job well done at the ribbon cutting. Chair Catalano also expressed the importance of the boards participation in the doodle and ThoughtExchange sent out by Tammy Townsend.

6. CONSENT AGENDA

- a. Governance: Consideration of the Minutes for the Joint Regular Board Meeting on February 28, 2023.

Approval of the minutes of the Board Meeting

- b. Consideration of Approval to Submit a Proposal to the City of Fresno for RFQ for Homeless Shelter Development/Rehabilitation

Consideration of submission of a proposal in response to the City of Fresno Request for Qualifications seeking developers to assist with development/rehabilitations of homeless shelter properties.

Joint Board Meeting

Action Minutes: 02.28.23 Minutes

Adopted: 03.14.23

- c. Authorization to Submit Applications for City of Fresno Local Housing Trust Fund NOFA for Affordable Rental Housing Development
Authorization to submit funding applications to the City of Fresno for Local Housing Trust Funds to support various Fresno Housing affordable rental housing developments
- d. Consideration of Amended No Place Like Home (NPLH) resolutions for Avalon Commons Phase I
Approval of amended resolutions

COUNTY MOTION: Commissioner Gallaher moved, seconded by Commissioner Chaney to approve the amended consent agenda.

MOTION PASSED: 6 – 0

CITY MOTION: Commissioner Williams moved, seconded by Commissioner Kelley to approve the amended consent agenda.

MOTION PASSED: 5 – 0

There was no public comment.

7. INFORMATION ITEMS

- a. Update on Housing Relinquished Fund Corporation Reserves
An update on the cash reserves

Nicole Diaz, Director of Finance & Accounting presented on this item

- b. Security Improvement at Sites
Property Management Update on Security Enhancements

Ken Cobarrubias, District Manager, presented on this item.

- c. Commissioner Onboarding Process and Timeline
Update on launching the commissioner onboarding process

Tammy Townsend, Deputy Executive Director, presented on this item.

There was no public comment.

8. ACTION

- a. Consideration of Approval to Acquire the Limited Partners' Ownership Interest in Yosemite Village

COUNTY MOTION: *Commissioner Gallaher moved, seconded by Commissioner Ramos for Consideration of Approval to Acquire the Limited Partners' Ownership Interest in Yosemite Village*

MOTION PASSED: 6 – 0

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Kelley for Consideration of Approval to Acquire the Limited Partners' Ownership Interest in Yosemite Village*

MOTION PASSED: 6 – 0

- b. Approval of Acquisition of Real Property located at 1302 Fulton Mall, Fresno, CA 93721

COUNTY MOTION: *Commissioner Gallaher moved, seconded by Commissioner Chaney to approve the acquisition of Real Property located at 1302 Fulton Mall, Fresno, CA 93721*

MOTION PASSED: 6 – 0

CITY MOTION: *Commissioner Green moved, seconded by Commissioner Yanez to approve to approve the acquisition of Real Property located at 1302 Fulton Mall, Fresno, CA 93721*

MOTION PASSED: 5 – 0

- c. Acceptance of the 2022 Year-End Financials for Fresno Housing Operations and Housing Assistance Payments

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Chaney the Acceptance of the 2022 Year-End Financial's for Fresno Housing Operations and Housing Assistance Payments*

MOTION PASSED: 6 – 0

CITY MOTION: *Commissioner Kelley moved, seconded by Commissioner Williams the Acceptance of the 2022 Year-End Financial's for Fresno Housing Operations and Housing Assistance Payments*

MOTION PASSED: 5 – 0

- d. Consideration of Transfer of Real Estate Proceeds to Housing Relinquishment Funds Corporation (HRFC)

COUNTY MOTION: *Commissioner Ramos moved, seconded by Commissioner Gallaher the Consideration of Transfer of Real Estate Proceeds to Housing Relinquishment Funds Corporation (HRFC)*

MOTION PASSED: 6 – 0

CITY MOTION: *Commissioner Kelley moved, seconded by Commissioner Green to approve the Consideration of Transfer of Real Estate Proceeds to Housing Relinquishment Funds Corporation (HRFC)*

MOTION PASSED: 5 – 0

- e. Consideration of Approval of Omnibus Closing Resolutions for Avalon Commons Phase I

COUNTY MOTION: *Commissioner Gallaher moved, seconded by Commissioner Chaney the Consideration of Approval of Omnibus Closing Resolutions for Avalon Commons Phase I*

MOTION PASSED: 6 – 0

CITY MOTION: *Commissioner Green moved, seconded by Commissioner Yanez to approve the Consideration of Approval of Omnibus Closing Resolutions for Avalon Commons Phase I*

MOTION PASSED: 5 – 0

9. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners for the Housing Authorities of the City and County of Fresno, the meeting was adjourned at approximately 7:37 p.m.

Tyrone Roderick Williams, Secretary to the Boards of Commissioners

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

Tuesday, April 25, 2023

5:00 P.M.

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular joint session on Tuesday, April 25, 2023, at 1260 Fulton Street, Fresno, CA. The public was able to join in person and via teleconference.

1. The regular joint meeting was called to order at 6:13 p.m. by Board Chair, Commissioner Catalano 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: Areli Rios
 Isaiah Green
 Ruby Yanez
 Sharon Williams

ABSENT: Adrian Jones, Chair
 Sabrina Kelley

The regular joint meeting was called to order at 6:13 p.m. by Board Chair, Commissioner Jones, 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
 Joey Fuentes
 Valori Gallaher
 Sophia Ramos
 Amadeo Garcia
 Kyle Chaney

Also, in attendance were the following: Tyrone Roderick Williams, CEO; Ken Price, Baker Manock and Jensen - General Counsel; Tammy Townsend, Deputy Executive Director

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

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

MOTION PASSED: 6 – 0

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

MOTION PASSED: 4 – 0

There was no public comment.

3. Board Operations

- a. Election of Remainder Term of City Commission Vice Chair

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

MOTION PASSED: 4 – 0

4. PUBLIC COMMENT AND PRESENTATIONS

There was no public comment.

5. POTENTIAL CONFLICTS OF INTEREST

There was no public comment.

6. GOVERNANCE MATTERS

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

In addition to the written report:

- Shared a video of agency accomplishments in 2022.
- Shared a video published by OneSmall Step.
- Mr. Williams reported on the meetings with the city/county officials in April (Clovis and Fowler). Additional meetings to come.
- Migrant Center is open this month and housing over 80 families.
- Shared with the board different speaking engagement opportunities he has been extended, including speaking at the FUSD Board Meeting in reference to a high school principal making derogatory remarks regarding HCV (Section 8).
- Commissioner Onboarding Course completion update provided and Board Retreat details were shared. Retreat will be held 08/11-8/12 at the Harris Ranch Venue.
- Opened up an opportunity for residents and commissioners to both have a candid conversation regarding several different topics surrounding what we do.
- Conferences that Commissioners are able to attend were discussed and a calendar was distributed with the conference dates and details.
- Homebuying Workshop was highlighted that Fresno Housing is sponsoring.
- CAN Initiative MURAL PAINTING was shared and volunteers solicited for such a historical moment.

There was no public comment.

b. Commissioners' report

Chair Catalano introduced the new City Commissioner, Ms. Areli Rios during the Joint Board meeting.

Chair Catalano reported as follows:

Encouraged the Board Commissioners to take a look at the conference calendar and suggested the conference in October in New Orleans if able to join.

Chair Catalano also asked for participation from the board in the ThoughtExchange that went out to assist in creating a board retreat that is beneficial as well as fun.

Congratulations were extended to both Commissioner Williams and Commissioner Yanez for their board reappointment. Talked about having our meetings throughout Fresno County at some of our properties and to allow more public participation.

7. CONSENT AGENDA

- a. Governance: Consideration of the Minutes for the Joint Regular Board Meeting on March 28, 2023, and April 25th, 2023.
Approval of the minutes of the Board Meeting
- b. Consideration of Commissioner Out-of-State Travel.
- c. Consideration of the Disciplinary Actions and Appeal Policy
- d. Consideration of the Employee Recruitment and Selection Policy
- e. Consideration of Approval to Submit Application to HUD's 2023 Emergency Safety and Security Funding.

Chair Catalano moved to have item 7c removed from the consent agenda.

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

MOTION PASSED: 6 – 0

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

MOTION PASSED: 4 – 0

Jeff Cardell, Director of Human Resources advised there are some typos that need to be addressed in the document on page 26. The first paragraph of the Disciplinary Action needs to be changed from 5 to 15 and in the third paragraph, 6th line it should show 15 and not 10. Requesting board approval to allow changes to the policy.

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

MOTION PASSED: 6 – 0

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

***MOTION PASSED:* 4 – 0**

There was no public comment.

8. INFORMATION ITEMS**a. Presentation of the Community Video**

Tyrone Roderick Williams, CEO, presented on this item

b. Introduction of Ed Corp Consultants

Marc' Bady, Chief Inclusion & Empowerment Officer, presented on this item.

c. Housing Choice Voucher Updated

Brandy Woodard, Chief of Housing Choice Programs and Initiatives, presented on this item.

d. 2023 Agency Goals

Tyrone Roderick Williams, CEO, presented on this item.

e. Real Estate Update

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

There was no public comment.

9. CLOSED SESSION

Prior to the commencement of Closed Session, the Boards heard public comments from Eric Payne of the Central Valley Urban Institute. Mr. Payne stated he wanted to elevate the need of support services surrounding the Helm Home. He pointed out that the home is listed on the Historical register and the amount the agency invested to maintain this historical asset. Mr. Payne pointed out the concern with the sale of the asset and encourages the board and agency to have further dialogue surrounding this sale decision. He is asking the home remain in the hands of a local non-profit.

a. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Gov. Code Section 54956.9: Number of Cases: 1

Joint Board Meeting

Action Minutes: 04.25.23 Minutes

Adopted:

b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 1749 “L” Street, Fresno CA 93721, APN: 466-132-01/03

Agency Negotiator: Tyrone Roderick Williams

Negotiating Parties: Fresno Housing and VAM Holdings, LLC

Under Negotiating: Price and Terms Payment

The Boards of Commissioners entered closed session at 6:45 p.m.

The Boards of Commissioners returned from closed session at 7:30 p.m. and resumed open session.

No report from closed session

10. ACTION

- a. Consideration of Sale of Helm Home Property located at 1749 “L” Street, Fresno.

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Gallaher the Consideration of Sale of Helm Home Property located at 1749 “L” Street, Fresno.*

MOTION PASSED: 6 – 0

CITY MOTION: *Commissioner Green moved, seconded by Commissioner Yanez to approve the Consideration of Sale of Helm Home Property located at 1749 “L” Street, Fresno.*

MOTION PASSED: 4 – 0

- b. Presentation and Ratification of the Infill Infrastructure Grant Program application for the City of Fresno

COUNTY MOTION: *Commissioner Ramos moved, seconded by Commissioner Gallaher the Presentation and Ratification of the Infill Infrastructure Grant Program application for the City of Fresno.*

MOTION PASSED: 6 – 0

CITY MOTION: *Commissioner Williams moved, seconded by Commissioner Green to approve the Presentation and Ratification of the Infill Infrastructure Grant Program application for the City of Fresno*

MOTION PASSED: 4 – 0

- c. Consideration of a claim submitted by the Downtown LA Law Group on behalf of Jennifer Manson

COUNTY MOTION: *Commissioner Chaney moved, seconded by Commissioner Gallaher to approve the Consideration of a claim submitted by the Downtown LA Law Group on behalf of Jennifer Manson*

MOTION PASSED: 6 – 0

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Williams to approve the Consideration of a claim submitted by the Downtown LA Law Group on behalf of Jennifer Manson*

MOTION PASSED: 4 – 0

11. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners for the Housing Authorities of the City and County of Fresno, the meeting was adjourned at approximately 7:40 p.m.

Tyrone Roderick Williams, Secretary to the Boards of Commissioners

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EXECUTIVE DIRECTOR'S REPORT

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Tyrone Roderick Williams

Chief Executive Officer

SUBJECT: CEO'S REPORT

DATE: May 15, 2023

BOARD MEETING: May 23, 2023

AGENDA ITEM: 5a

AUTHOR: Various Staff

Executive Summary

The Boards of the Fresno Housing Authority have established the four strategic goals as Place, People, Public, and Partnership. In addition, the following have been outlined as the management goals: Sustainability, Structure, and Strategic Outreach. The following report demonstrates the efforts of the Executive Leadership and Staff to progress toward 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
Esperanza Commons (<i>fka Mendota Farm Labor</i>)	Under Construction	241 Tuft Street Mendota, CA	60	60%
Corazón del Valle Commons (<i>fka Huron RAD</i>)	Under Construction HCD HOME Awarded	Fresno and 12 th Street Huron, CA	61	80%
The Arthur @ Blackstone (<i>fka Blackstone/Simpson</i>)	Under Construction	3039 N Blackstone Avenue Fresno, CA	41	45%
Sun Lodge (<i>fka Day's Inn</i>)	Under Construction	1101 N. Parkway Drive Fresno, CA	64	68%
Citrus Gardens	Under Construction	201 Citrus & 451 10 th St. Orange Cove, CA	30	5%
Avalon Commons Phase I (<i>fka Chestnut/Alluvial</i>)	Under Construction	7521 N. Chestnut Ave. Fresno, CA	60	0%
La Joya Commons Phase I (<i>fka Firebaugh Family</i>)	Pre-Development 2021 Joe Serna, Jr. Awarded 2 nd Round TCAC Awarded Pending AHP Application June 2023 Closing	1501 Clyde Fannon Road Firebaugh, CA	68	N/A
Step Up on 99 (<i>fka Motel 99</i>)	Pre-Development Homekey Awarded 2 nd Round TCAC Awarded Pending City of Fresno Award Pending AHP Application July 2023 Closing	1240 & 1280 Crystal Ave Fresno, CA	63	N/A
Heritage Estates (<i>fka Florence & Plumas</i>)	Pre-Development Pending City of Fresno PLHA Award; HOME Funds Award Pending AHP Application	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
Parkside Inn/Golden State Triage	Pre-Development	1415 W. Olive Avenue, Fresno	39	N/A
North Fulton Development	Pre-Development Pending IIG-C Application	1302 Fulton Street, Fresno	TBD	N/A
Avalon Commons Phase II (<i>fka Chestnut/Alluvial</i>)	Pre-Development LHTF Awarded	7521 N. Chestnut Ave. Fresno, CA	45	N/A
La Joya Commons Phase II (<i>fka Firebaugh Family</i>)	Pre-Development	1501 Clyde Fannon Road Firebaugh, CA	TBD	N/A
California Avenue Neighborhood	Pre-Development Planning CNI Awarded	Southwest Fresno - TBD	TBD	N/A

Project Highlights

Avalon Phase I is officially under construction. La Joya Commons is scheduled for a financial closing and construction start in late June 2023.

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/Allwoial</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 Home key	City of Fresno Turning Point Fresno County	Partner in application to the Home key 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.

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

Human Resources

This month the second cohort of the Supervisor Academy was completed. During the last 5 months, the 14 participants engaged in interactive workshops that provided a comprehensive understanding of their respective supervisory responsibilities. Throughout the series of workshops, the participants gained a deeper understanding of their role as an FH supervisor including, but not limited to, the importance of developing effective relationships, purposeful and intentional communication as well as effectively guiding and managing change. The next Supervisor Academy cohort begins in August.

In addition, the pilot Aspire Academy concludes this month expanding the understanding of the role of a FH supervisor. As a result, the program participants learned what it means to a FH supervisor, how they can, as an informal leader, better support their supervisor and use those same skills to effectively lead a team as a future FH supervisor. The second cohort of the Aspire Academy begins in August.

From a safety perspective, May is Heat Illness Prevention Month. All employees have been provided resources and reminders on the importance of acclimating to the increasing temperatures, staying hydrated, and when necessary, taking advantage of shade to prevent heat illness.

Human Resources

The Human Resources department is in varying stages of conducting recruitment for the job titles noted below. Over the last month, **71** interviews have been conducted.

<u>Working Title</u>	<u>Internal/External</u>	<u>Vacancies</u>	<u>Department</u>
Accountant	Both	1	Accounting/Finance
Assistant Construction Project Manager	Both	1	Resident Empowerment
Compliance Coordinator	Both	1	Property Management
Compliance Coordinator-Training	Both	1	Property Management
District Manager	Both	1	Property Management
Information Management Systems Analyst	Both	1	Office of Inclusion Initiatives and Resident Empowerment
Maintenance Assistant	Both	1	Property Management
Maintenance Technician-Mendota/Firebaugh	Both	2	Property Management
Procurement Analyst	Both	1	Administrative Services

Program Analyst	Both	1	Office of Inclusion and Empowerment
Program Coordinator- Strategic Initiatives	Both	1	Strategic Initiatives
Property Specialist II	Both	1	Property Management
Senior Analyst-SHOPE	Both	1	Housing Choice

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

Type	Date of Hire	Name	Title	Department
New Hire	4/24/2023	Kalynn Nickens	Customer Service Assistant	Housing Choice
New Hire	4/24/2023	Jocelyn Bison	Office Assistant II - Floater	Housing Choice
New Hire	5/15/2023	Joseph Martinez	IT Help Desk Coordinator	Administrative Services

Structure

Maintain a committed, active, community-based Board 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 going and we will report on those items as outcomes are achieved.

Resident Empowerment

Asian American & Pacific Islander (AAPI) Heritage Month

To celebrate Asian American & Pacific Islander Heritage Month a workshop hosted by Resident Empowerment will provide information about the different Asian American and Pacific Islander cultures in the Central Valley and their contributions that help enrich our community. The workshop will be held virtually on Zoom for all residents across the county to log in and celebrate!

Mental Health Awareness

Workshops focusing on mental health are being offered in the month of May at nine (9) Fresno Housing sites. In this workshop, residents will learn about local resources and referral programs for various mental health concerns. Programs such as Grief Counseling, Suicide Prevention, support to parents with special needs, and Veteran’s mental health support. The agencies offer programs that take Medi-Cal and/or are free to families.

Family Café

Fresno County Department of Public Health is hosting a Family Café to support their Babies First initiative. Babies First is a federal Healthy Smart program, funded to address infant mortality disparities and improve birth outcomes. The program serves pregnant and parenting females, infants, and families. The program is being hosted weekly at Cedar Courts for parents to engage with other parents in the community and to have conversations on parenting, building healthy family environments, and learning about the protective factors. Additionally, families are provided valuable resources to utilize based on their household needs.



BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 05/23/2023
AGENDA ITEM: 6b
SUBJECT: Consideration of Acceptance of Funding Award from the City of Fresno Local Housing Trust Fund - Avalon Commons Phase II

AUTHOR: Harkiran Kaur
DEPARTMENT: Real Estate Development
MEMO DATE: 05/16/2023

Executive Summary

On March 16, 2023, the Boards of Commissioners approved a submission to the City of Fresno's Local Housing Trust Fund NOFA for the second phase of Fresno Housing's ("the Agency") Avalon Commons, a multi-family affordable housing project located at 7521 N Chestnut Ave, Fresno, CA (APN 404-071-50). The proposed Phase II design includes development of 45 new units on an approximately 2.39-acre portion of the overall project area, with the planned construction of 12 one-bedroom units, 17 two-bedroom units, and 16 three-bedroom units.

On May 5, 2023, Staff received notice of the City's intent to award Local Housing Trust Fund dollars to the Avalon Commons Phase II project in the amount of \$3,000,000. Approval of the allocation of funds was considered by the Fresno City Council on May 11, 2023. With plans to submit applications for upcoming available funding from the California Department of Housing and Community Development ("HCD") and the California Tax Credit Allocation Committee ("CTCAC"), these funds offered by the City of Fresno will be the first contribution toward the gap financing needed for the successful development of this project. Staff is currently conducting due diligence needed to apply for and secure funding from State and Federal agencies.

The purpose of this Board action is to accept an award of \$3,000,000 in Local Housing Trust Fund dollars from the City of Fresno for development costs associated with the Avalon Commons Phase II project. This recommended action is an important step toward securing part of the project financing, however, it does not obligate the Agency to implement the development at this time.

Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority adopt the attached resolutions, authorizing the acceptance of a \$3,000,000 award of Local Housing Trust Funds from the City of Fresno to facilitate construction financing of Avalon Commons Phase II, and providing for other matter related thereto, and authorize Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, and Michael Duarte, Chief Real Estate Officer, and/or their designee, to negotiate and execute documents in connection with the approved actions.

FRESNO HOUSING

Fiscal Impact

The terms of the City of Fresno Local Housing Trust Fund loan include an interest rate of 3% annually for up to 55 years. The loan will be repaid from the Avalon Commons Phase II Project operations.

Background Information

The City of Fresno has newly established a Local Housing Trust Fund for the purpose of incentivizing development of affordable housing in the City by allocating funds to developers to fulfill necessary construction-related tasks for qualifying projects.

Avalon Commons II is the second phase of the Avalon Commons project on 7.1 acres of land located at 7521 N. Chestnut Ave, Fresno, CA (APN: 404-071-50). The property was acquired by the Housing Authority of the City of Fresno, California in December 2020 for \$2,800,000 and has a Phase I development of 60 units underway. The current Phase II site plan envisions a 45-unit development with 12 one-bedroom units, 17 two-bedroom units, and 16 three-bedroom units.

Past Board Actions

- March 28, 2023 – Resolution Authorizing the Submission of a City of Fresno Funding Application for Avalon Commons Phase II Project (APN 477-060-04)

RESOLUTION NO. ____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA

RESOLUTION AUTHORIZING THE ACCEPTANCE OF CITY OF FRESNO LOCAL HOUSING TRUST FUND DOLLARS IN THE AMOUNT OF \$3,000,000 FOR THE AVALON COMMONS PHASE II PROJECT (APN: 404-071-50T)

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

WHEREAS, the Agency envisions construction of the second phase of the project known as Avalon Commons (the “Project”), located at 7521 N Chestnut Ave, Fresno, CA (APN: 404-071-50T), with the planned development of 45 units to support low- and moderate-income households; and,

WHEREAS, on April 17, 2023, the Agency submitted an application to the City of Fresno requesting funds from the Local Housing Trust Fund to facilitate development of the Project; and,

WHEREAS, on May 11, 2023, the City of Fresno approved and passed a resolution on the allocation of Local Housing Trust Fund dollars in the amount of \$3,000,000 to the Project; and,

WHEREAS, the Agency desires to accept the funding award from the City of Fresno and to enter into an agreement with the City of Fresno; and,

WHEREAS, the Agency approves a loan from the City of Fresno for up to \$3,000,000 for Avalon Commons Phase II and entering into an agreement with the City;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California do hereby accept funding from the City of Fresno Local Housing Trust Fund for the Avalon Commons Phase II project, and authorize Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, Michael Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute all related documents therein.

PASSED AND ADOPTED THIS 23RD DAY OF MAY 2023. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the

following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

BOARD MEMO

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

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

www.fresnohousing.org

TO: Boards of Commissioners
 Fresno Housing Authority

DATE: May 16, 2023

BOARD MEETING: May 23, 2023

FROM: Tyrone Roderick Williams
 Chief Executive Officer

AGENDA ITEM: 6c

AUTHOR: Dave Brenner

SUBJECT: Approval of Land Disposition to the City of Fresno for the Southwest Fresno Trail

Executive Summary

In November 17, 2020, the Board of Commissioners approved the sale of four small parcels of land totalling approximately 1.3 acres to the City of Fresno for the construction of a pedestrian and bicycle trail in Southwest Fresno, adjacent the Yosemite Village housing property. The pedestrian and bicycle trail will be a great amenity for the community with tentative plans for continued expansion in the future.

As part of the Transformative Climate Communities program, a community based project planning process in Southwest Fresno, the City of Fresno (the “City”) proposed a pedestrian and bicycle trail (Exhibit A). The planned trail circulation crosses several small parcels of vacant land owned by the Housing Authority of the City of Fresno, California (“HACF”). Trail construction was originally slated for summer 2021. The current estimated state date is late 2023.

Two of the parcels (477-040-69 and 477-040-51T) maintain restrictions from the United States Department of Housing and Urban Development (“HUD”). Staff have been working with HUD’s Special Applications Center to remove these restrictions. For such dispositions, HUD requires noticing in the Annual Plan and consultation with the Resident Advisory Board (“RAB”). Furthermore, the statute requires the Board to take action after the last Annual Plan notification and RAB consultation. Therefore the purpose of this memo is to provide an update on the Southwest Fresno Trail project and confirm all steps have been taken to satisfy the Special Application Center’s disposition criteria.

APN	Size (acres)	Title Restriction
477-040-51T	0.47 acres	HUD restriction
477-040-69	0.40 acres	HUD restriction
477-040-73T	Small portion	No restriction

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno, CA approve the transfer and sale of two parcels of land (477-040-51T and 477-040-69) and a portion of parcel (477-040-73T, portion) to the City of Fresno for the construction of the Southwest Fresno Trail and authorize Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, Michael Duarte, Chief Real Estate Officer and/or their designee to execute any and all ancillary documents connected herewith.

Fiscal Impact

The proposed purchase price for the three parcels of land (1.3 acres) is approximately \$125,000.

Background Information

The Southwest Fresno Trail will be built along a former dirt road (known as Snake Road) and an underground irrigation canal. The Housing Authority acquired three small parcels (0.03 acres, 0.47 acres, and 0.40 acres) of land in this area during the Yosemite Village HOPE VI reconstruction project. The City will also be acquiring two small parcels from Better Opportunities Builder. The final piece of land (0.45 acres), owned by the Housing Authority, is part of a larger parcel. All of the land in question is vacant.

When complete, the Southwest Fresno Trail will provide a great amenity for residents of Yosemite Village, Mariposa Meadows and Sierra Pointe. The trail will include tree cover, attractive vegetation, and pedestrian scale lighting. The sale of these small parcels will not preclude future development on the remaining parcels.

Exhibit A: Map of Southwest Trail Project Area

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA

RESOLUTION APPROVING THE SALE OF LAND TO THE CITY OF FRESNO (477-040-51T, 477-040-73T, AND 477-040-69) FOR THE CONSTRUCTION OF THE SOUTHWEST FRESNO PEDESTRIAN AND BICYCLE TRAIL

WHEREAS, the mission of the Housing Authority of the City of Fresno, CA (the Agency) includes the development of affordable housing and the creation of service amenities beneficial to the residents within these housing properties; and,

WHEREAS, the City of Fresno intends to build a pedestrian and bicycle trail through Southwest Fresno, adjacent to two properties owned by the Agency, namely Yosemite Village and Mariposa Commons, and the proposed route would cross land owned by the Agency; and,

WHEREAS, the subject parcels (477-040-51T, 477-040-69, and a portion of 477-040-73T) total approximately 1.3 acres of vacant land; and,

WHEREAS, the Agency does not envision development of the parcels into affordable housing due to their location over an irrigation pipeline and therefore determines a pedestrian trail to be the highest and best use; and,

WHEREAS, the Agency intends to support the development of the Southwest Fresno Trail by accepting the purchase offers from the City of Fresno for \$125,000; and,

WHEREAS, the Agency has undergone review of the parcels by the United States Department of Housing and Urban Development's Special Applications Center to remove affordable housing restrictions; and,

WHEREAS, the Agency has noticed the project through its Annual Plan and held consultation at its Resident Advisory Board; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California, hereby authorizes entering into purchase and sale agreements with the City of Fresno and the sale of the subject parcels (477-040-51T, 477-040-69, and a portion of 477-040-73T) for an approximate total purchase price of \$125,000, and authorizes Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, Michael Duarte, Chief Real Estate Officer, and/or their designee to execute all contracts and ancillary documents in connection therewith.

PASSED AND ADOPTED THIS 23rd DAY OF May, 2023. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

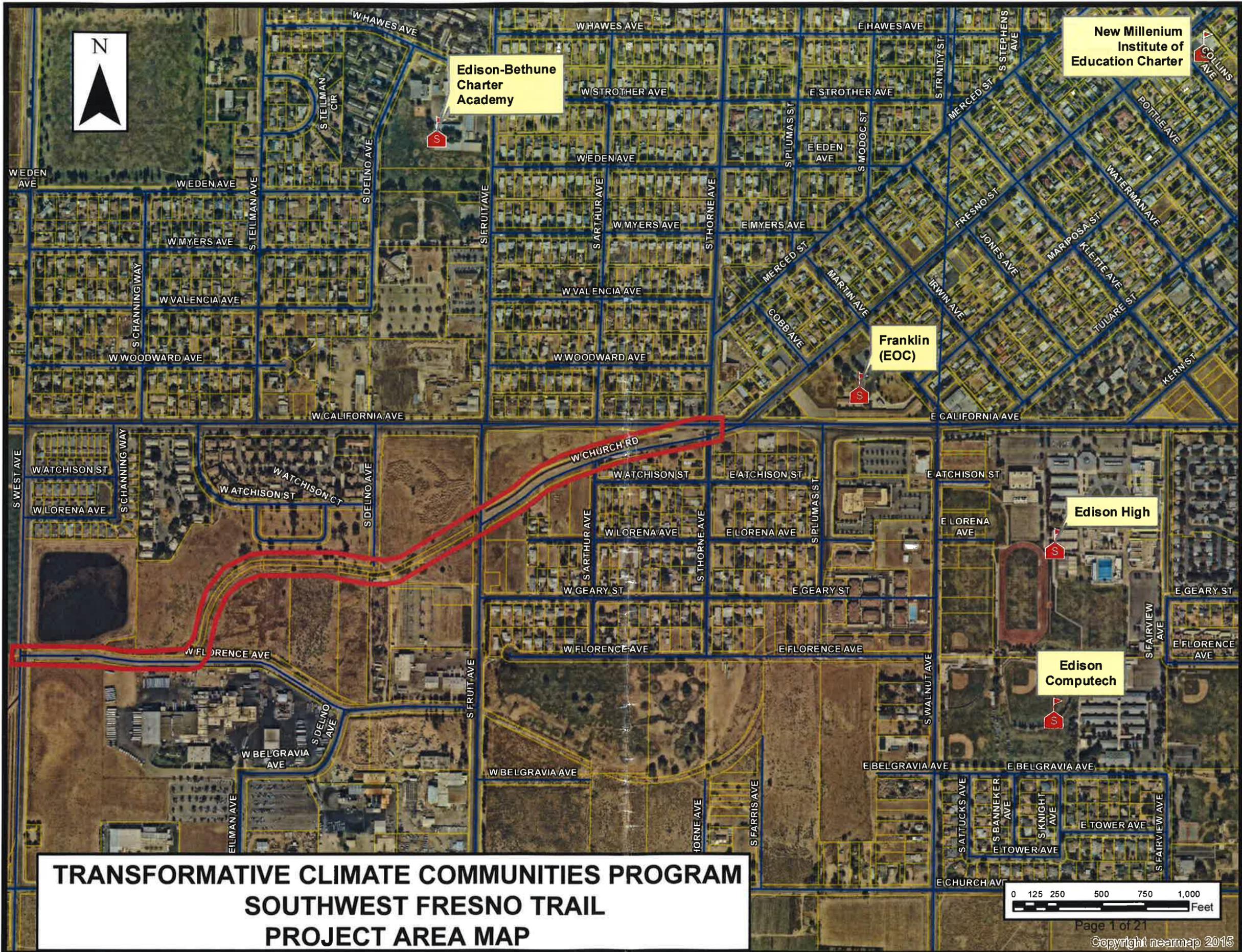
AYES:

NOES:

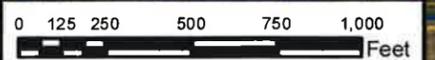
ABSENT:

ABSTAIN:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners



**TRANSFORMATIVE CLIMATE COMMUNITIES PROGRAM
SOUTHWEST FRESNO TRAIL
PROJECT AREA MAP**



BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 05/23/2023
AGENDA ITEM: 6d
SUBJECT: Consideration of Master Lease Agreement with County of Fresno Department of Social Services for Rapid Rehousing Program – Sierra Terrace

AUTHOR: Michael Duarte
DEPARTMENT: Property Management
MEMO DATE: 05/23/2023

Executive Summary

Fresno Housing (FH) has had a long-term partnership with the County of Fresno Department of Social Services (DSS) to operate a variety of critical housing programs for over 40 years. Most recently, at the September 27, 2022 Fresno Housing Board meeting, the Board approved a 9-month extension to the Emergency Housing Agreement with the County of Fresno - Department of Social Services (DSS). The agreement provides funding for the operation of emergency housing at the Sierra Terrace Upper housing complex. Sierra Terrace Upper consist of 46 units including 1 Laundry Room located at 937 Klette Avenue in Fresno, CA and has been utilized by DSS on a referral basis to temporarily house families who are homeless or require stable housing to clients of DSS as they develop a permanent housing plan and work to remove barriers to that plan. FH provides housing and clerical services and the Department of Social Services provides case management and support services. The typical length of stay in the current emergency housing ranges from a few weeks up to 3 months. The emergency housing agreement is nearing its expiration. FH and DSS have been planning a new master lease agreement that will provide rapid rehousing for up to 12 months. This will allow more time for households to prepare for their transition to stabile housing.

The new proposed Master Lease Agreement for rapid rehousing is for an initial three-year term and may be extended for an additional two (2) years. The total contract budget amount for the three (3) year term is \$3,348,793.

If the agreement is approved by the FH Board and County Board of Supervisors, the master lease and management services would commence on or about July 01, 2023. Further, an agreement would also need to be approved and secured with Silvercrest, Inc., an affiliate of FH, to utilize their property for the three (3) years accordingly. Silvercrest Inc. is the owner of the Sierra Terrace Upper property where the rehousing program will be operated by FH and DSS. The property will be leased to FH at a nominal amount from Silvercrest.

Recommendation

It is recommended that the Boards of Commissioners of Fresno Housing adopt the attached resolution approving the Agreement with the County of Fresno Department of Social Services for

FRESNO HOUSING

the purpose of the rapid rehousing program contract and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute the Agreement Amendment with DSS; and further authorize entering into a lease agreement with Silvercrest for the use of Sierra Terrace Upper.

Fiscal Impact

Approval of this agreement will secure funding of the contract term of up to 3 years to operate the rapid rehousing program in partnership with DSS. The funding amount approved in the Agreement will cover all expected FH direct operating costs and allow for FH to increase the management services provided. The total proposed contract amount for the 3 year term is \$3,348,793.

Fiscal year 2022/2023 - \$1,069,303

Fiscal year 2023/2024 - \$1,114,640

Fiscal year 2024/2025 - \$1,164,850

Background Information

Since 1984, Fresno Housing in collaboration with the County of Fresno - DSS has operated a 32 unit complex which transitioned in 2018 into a 46 unit complex (Sierra Terrace Upper) for the purpose of providing an emergency housing program. The operating funds for the family unification program are provided through a contract with the County of Fresno - DSS. Clients are eligible participants with DSS and referred to the facility through their program. This Agreement allows us to provide rehousing for clients of DSS as they develop a permanent housing plan and work to remove barriers to that plan. The average length of stay will be up to 12 months.

RESOLUTION NO. _____

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

**RESOLUTION APPROVING A MASTER LEASE AND MANAGEMENT AGREEMENT
WITH THE COUNTY OF FRESNO DEPARTMENT OF SOCIAL SERVICES FOR A RAPID
REHOUSING PROGRAM AT SIERRA TERRACE**

WHEREAS, the County of Fresno Department of Social Services (DSS) has partnered with the Housing Authority of the City of Fresno, California (the "Authority") to operate a variety of emergency housing programs for approximately 40 years; and

WHEREAS, DSS and the Authority desire to continue the partnership at Sierra Terrace to operate a rapid rehousing program for a three (3) year term with an option to extend for an additional two (2) years; and

WHEREAS, the total agreement contract amount is \$3,348,793 for the three (3) year term; and

WHEREAS, the objective is to provide housing for DSS program participants and referrals under a rapid rehousing program, supported by DSS lead services, for a term of up to 12 months; and

WHEREAS, Sierra Terrace is a 46-unit apartment complex with office space located at 937 Klette Avenue in Fresno, CA and is owned by Silvercrest, Inc, an affiliate of the Authority; and

WHEREAS, the Authority desires to enter into a property lease agreement with Silvercrest, Inc., for use of the property in accordance with the Agreement with DSS to operate the rapid rehousing program at Sierra Terrace Upper for a nominal cost; and

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Fresno, CA hereby approves the Agreement with the County of Fresno Department of Social Services and property lease agreement with Silvercrest, Inc. and authorizes Tyrone Roderick Williams, Chief Executive Officer, and Michael Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute said Agreement.

PASSED AND ADOPTED THIS 23rd DAY OF MAY, 2023. 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 to the Boards of Commissioners

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
AUTHOR: Crystal Cox
Finance Manager
DEPARTMENT: Accounting & Finance
MEMO DATE: 05/15/2023
SUBJECT: Authorize Acceptance of City of Fresno Operating Grant for Journey Home

Executive Summary

On November 17, 2020, the Boards of Commissions took several actions to approve operational funding commitments for the four Homekey motels, namely Step Up on 99 (fka Motel 99), Promesa Commons (fka Sun Lodge/Day' Inn), Golden State Triage Center (fka Parkside Inn), and Journey Home (fka Welcome Inn). Funding commitments for interim shelter operations include a commitment from the City of Fresno of approximately \$6.8 million in grant funding. Budgets and funding agreements have been planned on an annual basis. The purpose of this resolution is to request the approval to accept the operating grant agreement with the City of Fresno to support operations at Journey Home through June 2024, in the amount of \$2,200,075.

As mentioned at the January board meeting, less operational support will be needed as two of the Homekey properties are in the process of converting to permanent housing. In June 2022, Promesa Commons ended shelter operations and began construction on the conversion to permanent housing. Step Up on 99 has received a preliminary reservation from the California Tax Credit Allocation Committee with a financial closing deadline in July, 2023. Successful closing of Step Up on 99 would leave two remaining operational shelters - Journey Home and Golden State Triage Center. Golden State Triage is under a master lease agreement with Turning Point of Central California. The conversion of Golden State Triage into permanent housing continues with entitlements and funding applications planned in 2023.

On May 11, 2023, Fresno City Council approved the operating grant agreement in the amount of \$2,200,075 with Fresno Housing to continue providing homeless services at Journey Home. The agreement provides funding for the period May 2023 through June 30, 2024, with an option for a 12-month extension.

Fiscal Impact

The grant funding agreement with the City of Fresno in the amount of \$2,200,075 will support the operations and services at Journey Home through June 30, 2024.

Recommendations

It is recommended that the Boards of Commissioners adopt a resolution authorizing the execution of the operating grant agreement with the City of Fresno for operations at Journey

FRESNO HOUSING

Home through June 2024, in the amount of \$2,200,075, and authorize Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, Deputy Michael Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute grant agreement documents.

RESOLUTION NO. _____

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

RESOLUTION APPROVING ACCEPTANCE OF A GRANT FUNDING AGREEMENT FOR
OPERATIONS AT JOURNEY HOME WITH THE CITY OF FRESNO

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

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

WHEREAS, the Agency operates the Journey Home interim shelter located at 777 N. Parkway Drive in Fresno, CA and consists of 80 former motel rooms; and

WHEREAS, the Agency provides a number of supportive services to shelter participants with the goal of transitioning them to stable permanent housing; and

WHEREAS, The Agency desires to enter into a grant funding agreement with the City of Fresno in an amount of \$2,200,075 for operations at Journey Home through June 2024; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno do hereby authorize a grant funding agreement in the amount of \$2,200,075 to support operations at Journey Home through June 2024 and authorize Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, Michael Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute all related documents.

PASSED AND ADOPTED THIS 23rd day of May 2023. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tyrone Williams, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

RESOLUTION APPROVING ACCEPTANCE OF A GRANT FUNDING AGREEMENT FOR OPERATIONS AT JOURNEY HOME WITH THE CITY OF FRESNO

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

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

WHEREAS, the Agency operates the Journey Home interim shelter located at 777 N. Parkway Drive in Fresno, CA and consists of 80 former motel rooms; and

WHEREAS, the Agency provides a number of supportive services to shelter participants with the goal of transitioning them to stable permanent housing; and

WHEREAS, The Agency desires to enter into a grant funding agreement with the City of Fresno in an amount of \$2,200,075 for operations at Journey Home through June 2024; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County do hereby authorize a grant funding agreement in the amount of \$2,200,075 to support operations at Journey Home through June 2024 and authorize Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, Michael Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute all related documents.

PASSED AND ADOPTED THIS 23rd day of May 2023. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tyrone Williams, Secretary of the Boards of Commissioners

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 05/23/2023
AGENDA ITEM: 6f
SUBJECT: California Employment Development Department Contract

AUTHOR: Michael Duarte
DEPARTMENT: Property Management
MEMO DATE: 05/23/2023

Executive Summary

The purpose of this memo is to seek Board approval to renew the contract with the California Employment Development Department (EDD) for wage and claim data regarding residents/participants. Wage and claim data is used to verify resident/participants annual income during certification processing for Low Income Public Housing and Housing Choice Voucher programs. The previous contract was effective in July 2020 in the amount of \$4,509. Staff is requesting to renew the contract with the California Employment Development Department (EDD) for a period of three (3) years, effective July 1, 2023 to June 30, 2026 in the amount of \$1,953.81 for the Public Housing program and \$1,953.78 for the Housing Choice Voucher program for a total combined amount of \$3,907.59.

The amount of the contract has slightly decreased based on an analysis of usage from the period of July 2020 to November 2022. Usage continues to decrease because of Fresno Housing's RAD conversions from the Low Income Public Housing program to Multifamily program and use of the HUD provided Enterprise Income Verification system (EIV). The Housing Management and Housing Choice Voucher programs have also changed the contract from one contract to two (2) individual contracts. This change was made to streamline invoice processing and for budgeting purposes.

Recommendation

It is recommended that the Boards of Commissioners of Fresno Housing adopt the attached resolution authorizing: (a) the acceptance of the Agreement between the Employment Development Department and Fresno Housing Authority Low Income Public Housing, (b) the acceptance of the Agreement between the Employment Development Department and Fresno Housing Authority - Housing Choice Voucher Department, (c) the term of the Agreement effective July 1, 2023 to June 30, 2026 in amount of \$1,953.81 and \$1,953.78, (d) and authorize Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, Michael Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute the Agreement.

FRESNO HOUSING

Fiscal Impact

Approval of this agreement will secure the contract term of up to three (3) years to obtain wage and claim data regarding residents/participants of the Property Management Public Housing and Housing Choice Voucher programs. The data is used to verify resident/participants annual income during certification processing. The total proposed contract amount is for the three (3) year term in the amount of \$3,907.59.

Property Management - \$1,953.81

Housing Choice Voucher - \$1,953.78

RESOLUTION NO. _____

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

**RESOLUTION APPROVING AN AGREEMENT WITH THE CALIFORNIA EMPLOYMENT
DEVELOPMENT DEPARTMENT**

WHEREAS, the Housing Authority of the City of Fresno is required to verify income and unemployment benefit information for the resident certification and reexamination process; and,

WHEREAS, the Housing Authority of the City of Fresno desires to enter into a new Agreement with the California Employment Development Department for the provision of said wage and claim data; and

WHEREAS, the California Employment Development Department has agreed to continue to provide said information to the Housing Authority of the City of Fresno for a period of 3 years effective July 1, 2023 through June 30, 2026 at a cost not to exceed \$1,953.81 Low Income Public Housing and \$1,953.78 Housing Choice Voucher Departments for a total combined amount of \$3,907.59;

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Fresno, CA hereby authorizes Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, and Michael Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute said Agreement.

PASSED AND ADOPTED THIS 23rdTH DAY OF MAY, 2023. 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 to the Boards of Commissioners

RESOLUTION NO. _____

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

RESOLUTION APPROVING AN AGREEMENT WITH THE CALIFORNIA EMPLOYMENT
DEVELOPMENT DEPARTMENT

WHEREAS, the Housing Authority of Fresno County is required to verify income and unemployment benefit information for the resident certification and reexamination process; and,

WHEREAS, the Housing Authority of Fresno County desires to enter into a new Agreement with the California Employment Development Department for the provision of said wage and claim data; and

WHEREAS, the California Employment Development Department has agreed to continue to provide said information to the Housing Authority of Fresno County for a period of 3 years effective July 1, 2023 through June 30, 2026 at a cost not to exceed \$1,953.81 Low Income Public Housing and \$1,953.78 Housing Choice Voucher Departments for a total combined amount of \$3,907.59;

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Housing Authority of Fresno County, CA hereby authorizes Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, and Michael Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute said Agreement.

PASSED AND ADOPTED THIS 23rd DAY OF MAY, 2023. 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 to the Boards of Commissioners

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 05/23/2023
AGENDA ITEM: 7e
SUBJECT: Real Estate Development Update

AUTHOR: Michael Duarte
DEPARTMENT: Real Estate Development
MEMO DATE: 05/16/2023

Executive Summary

Staff will provide an overview of real estate development activities.

Recommendation

None at this time.

FRESNO HOUSING

Approval to develop the Project requires that the Board of Commissioners of the Housing Authority of Fresno County, California, adopt a resolution authorizing the execution and delivery of documents, the admission of certain partners to the Partnership, and the execution of such documents to implement project financing by the Housing Authority of Fresno County, California, on its own behalf and in the capacity as the sole member of the Firebaugh La Joya Commons AGP, LLC, the Administrative General Partner of the partnership, in connection with the financing, development, and operation of the La Joya Commons development, and providing for other matters related thereto including:

1. Authorize Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, Michael Duarte, Chief Real Estate Officer, and/or their designee to execute documents on behalf of the Housing Authority of Fresno County, CA in the name of the Administrative General Partner (AGP) or the Partnership.
2. Authorize a Fresno Housing LIPH Capital Funds Commitment in a total amount of up to \$2,000,000.
3. Authorize acceptance of a California Department of Housing Community Development (HCD) Joe Serna, Jr. FWHG Loan(s) commitment of up to \$5,000,000.
4. Authorize a Land Donation from the Housing Authority of Fresno County, CA, to Firebaugh La Joya Commons, LP.
5. Authorize Fresno Housing as the management agent of the Project.
6. Authorize actions for the financing, development, and operation of the Project, and
7. Provide for other matters related thereto.

Staff is recommending that the Board adopt the attached resolutions, drafted by our affordable housing finance counsel, Ballard Spahr LLP, and as required by our equity lending partners, in order to finalize the closing of the Project on or about June 27, 2023.

Fiscal Impact

The fiscal impact includes FH investments outlined below along with the other leveraged investments from various funding partners. Additionally, FH will earn a developer fee of approximately \$2,200,000.

Table 1: Construction Sources of Finance

Source	Amount	Description
USB Bank Loan (est.)	\$34,438,497	26-month term at 7.735% interest rate
Fresno Housing Capital Funds Loan	\$2,000,000	26 month term at 3.0% interest rate
Impact Fee Waiver	\$461,978	Waiver from the City of Firebaugh
Deferred Developer Fee	\$522,265	Fee deferred until construction is complete, and loan converts to a permanent loan structure
Costs Deferred Until Conversion	\$1,433,345	These costs are not due until construction is complete, and loan converts to a permanent loan structure

FRESNO HOUSING

Source	Amount	Description
GP Capital – Land Donation	\$784,000	HAFC Land Donation
Investor LP Contribution	\$1,418,413	Tax Credit Equity from US Bank

Table 2: Permanent Sources of Finance

Source	Amount	Description
CCRC Permanent Loan	\$3,922,000	30-year amortization at 6.86% interest
HCD Joe Serna, Jr. FWHG	\$5,000,000	55-year amortization 3.0% interest
Fresno Housing Capital Funds Loan	\$2,000,000	55 year amortization at 3.0% interest
Impact Fee Waiver	\$461,978	Waiver from the City of Firebaugh
Deferred Developer Fee*	\$522,265	Developer fee to be repaid from through residual receipts. *Possible to increase up to \$1.1m as numbers settle.
GP Capital – Land Donation	\$784,000	HAFC Land Donation
Investor LP Contributions	\$28,368,255	Tax Credit Equity from US Bank

Background Information

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

Past Board Actions

- February 2020 – Authorization to Apply for Affordable Housing Program (AHP) to the Federal Home Loan Bank of San Francisco
- August 2020 – Approval to Apply for Various Funding Sources
- March 2021 – Approval to apply for HCD Joe Serna, Jr. Farmworker Housing Grant, and Land/Building Donation
- August 2021 – Approval to apply for HCD Multi-Family Housing Program (MHP) Funds
- February 2022 – Approval to apply for HCD HOME Partnership Program and 9% CTCAC

FRESNO HOUSING

- February 2022 – Approval of a Housing Relinquished Fund (HRFC) of up to \$2,000,000
- February 2022 – Approval allocated thirty-four (34) Project-Based Vouchers to the Project
- May 2022 - Approval to apply for HCD Multi-family Housing Program (MHP) funds.
- September 2022 - Authorization to designate Tyrone Roderick Williams, Chief Executive Officer as a signer on behalf of the Firebaugh La Joya Commons development.
- November 2022 – Approving an application to the California Department of Housing and Community Development
- January 2023 – Architecture Contract Approved for Paul Halajian Architects
- February 2023 – Approval to apply to the Affordable Housing Program (AHP) to the Federal Home Loan Bank of San Francisco

Attachments:

Exhibit A – Organization Chart

Exhibit B – Site Plan

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

A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS, THE ADMISSION OF CERTAIN PARTNERS TO FIREBAUGH LA JOYA COMMONS, LP (“PARTNERSHIP”) AND THE EXECUTION OF SUCH DOCUMENTS TO IMPLEMENT PROJECT FINANCING BY THE HOUSING AUTHORITY OF FRESNO COUNTY, CALIFORNIA ON ITS OWN BEHALF AND IN ITS CAPACITY AS THE MANAGER AND SOLE MEMBER OF FIREBAUGH LA JOYA COMMONS AGP, LLC, THE ADMINISTRATIVE GENERAL PARTNER OF THE PARTNERSHIP, IN CONNECTION WITH THE FINANCING, DEVELOPMENT AND OPERATION OF THE LA JOYA COMMONS PROJECT, AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

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

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

WHEREAS, the Authority has agreed to facilitate the acquisition and construction of approximately four acres located at 1501 Clyde Fannon Road, Firebaugh, California 93622 (APN 007-140-04ST and 007-140-07ST) and related improvements thereon (collectively, the “**Property**”), for the purposes of the development, rehabilitation and construction of a sixty-eight (68) unit affordable housing project consisting of (i) sixty-seven (67) low-income housing tax credit units (“**LIHTC Units**”), (ii) one (1) manager’s unit, and (iii) a community building and certain related improvements (collectively, the “**Project**”); and

WHEREAS, the Authority has entered into an Operating Agreement dated as of September 10, 2020, pursuant to which the Authority is the manager and sole member of Firebaugh La Joya Commons AGP, LLC, a California limited liability company (the “**Administrative General Partner**”), and the Authority filed Articles of Organization with the California Secretary of State on September 10, 2020; and

WHEREAS, the Administrative General Partner, together with Silvercrest, Inc., entered into an Agreement of Limited Partnership dated as of September 11, 2020, pursuant to which the Administrative General Partner is the “**Administrative GP**” and Silvercrest, Inc. is the “**Managing GP**” (collectively the “**General Partners**”), and Silvercrest, Inc. is the “**Limited Partner**” of Firebaugh La Joya Commons, LP, a California limited partnership (the “**Partnership**”), and also filed a Certificate of Limited Partnership with the California Secretary of State on September 11, 2020; and

WHEREAS, the Administrative General Partner, Silvercrest, Inc., as managing general partner (the “**Managing General Partner**”) and withdrawing limited partner, U.S. Bancorp Community Development Corporation, a Minnesota corporation (“**USBCDC**”), as substitute limited partner, and U.S. Bank National Association, a national banking association, as state credit partner (in such capacity, “**USBNA**”; USBCDC and USBNA together, the “**Investor Limited Partner**”) will enter into an Amended and Restated Agreement of Limited Partnership of Firebaugh La Joya Commons, LP; and

WHEREAS, Silvercrest, Inc. intends to sell the Property to the Partnership and the Partnership intends to acquire the Property and develop the Project; and

WHEREAS, the U.S. Department of Housing and Urban Development (“**HUD**”) has authorized the Authority’s participation in its Rental Assistance Demonstration Program (“**RAD**”) and the conversion of nine (9) public housing units, which will transfer from an existing public housing development known as Mendoza Terrace. In accordance with the RAD program requirements, the Project will be subject to certain long-term affordability restrictions imposed by HUD which shall be superior to all other financing documents; and

WHEREAS, the Partnership has requested the Authority to make available funds to assist with the financial closing of the Project through the temporary deferral of payment of developer fees payable to the Authority by the Partnership (the “**Developer Fee**”) in an amount of up to \$1,100,000.00; and

WHEREAS, the Partnership will finance the cost of acquiring and constructing the Project with numerous sources of funds, projected to include an estimated equity investment of \$28,368,255.00 from the Investor Limited Partner eligible to benefit from federal low-income housing tax credits allocated to the Project under Section 42 of the Internal Revenue Code; a construction loan from U.S. Bank National Association, a national banking association (“**U.S. Bank**”) in the approximate amount of up to \$36,000,000.00 (the “**U.S. Bank Construction Loan**”); permanent financing from the California Community Reinvestment Corporation (“**CCRC**”) in the approximate amount of \$3,950,000.00 (the “**CCRC Loan**”); permanent financing from The California Department of Housing and Community Development (“**HCD**”) under the Joe Serna, Jr. Farmworker Housing Grant Program in an amount not to exceed \$5,000,000.00 (the “**Joe Serna Loan**”); construction and/or permanent financing from the Authority through one or more loans, including but not limited to a loan not to exceed \$2,000,000.00 (the “**HAFC (Capital Funds) Loan**”, and together with the U.S. Bank Construction Loan, CCRC Loan, and the Joe Serna Loan, the “**Project Financing**”); and

WHEREAS, to further support the Project Financing, the Partnership may enter into interest rate swaps, caps, collars, floors or any similar transactions from time to time for interest rate hedging or management purposes in relation to assets or liabilities of the Partnership or those of its affiliates including, without limitation, an Interest Rate Cap Agreement with U.S. Bank (each, a “**Swap Transaction**”); and

WHEREAS, the Authority intends to act as a lender of the HACF (Capital Funds) Loan, the developer of the Project, the sole member and manager of the Administrative General Partner and guarantor of certain obligations connected with the Project; and

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

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

NOW, THEREFORE, BE IT RESOLVED:

1. **Development Services.** The Chief Executive Officer, Tyrone Roderick Williams, the Chief Real Estate Officer, Michael Duarte, the Chief Diversity Officer, Marc' Bady, the Deputy Executive Director, Tammy Townsend, or their respective designees (each, an "**Authorized Officer**" and, collectively, the "**Authorized Officers**"), and each of them acting alone, are authorized and directed to enter into a Development Agreement with the Partnership and to execute such other documents and take such other actions as necessary to fulfill the Authority's intended functions as developer of the Project (including any subcontracts with respect thereto).

2. **General Partner Function.** The Authorized Officers, and each of them acting alone, are authorized and directed to cause the Authority, in its capacity as manager of the Administrative General Partner, to take all actions and execute all documents necessary for the Administrative General Partner to carry out its function as administrative general partner of the Partnership, including without limitation by execution of the Amended and Restated Agreement of Limited Partnership of the Partnership and any amendment thereto in furtherance of such admissions; provided further, that in such capacity, the Authority is authorized and directed to cause the Administrative General Partner to approve the admission of the Investor Limited Partner to the Partnership.

3. **Approval of Partnership Documents.** The Authority has been presented with drafts of the documents listed in Exhibit A under the heading "Partnership Documents" (the "**Partnership Documents**") in connection with the Partnership and the Project, which documents are on file with the Authority's Secretary. The Authorized Officers, and each of them acting alone, are authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, the Partnership Documents substantially in the form on file with the Authority; *provided however*, any Authorized Officer may approve on the Authority's behalf or as the manager of the Administrative General Partner any further changes to the draft Partnership Documents, including material changes, and such Authorized Officer's signature on the final Partnership Documents shall be construed as the Authority's approval of such changes. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner or as the manager of the

Administrative General Partner of the Partnership to carry out the transactions contemplated by the Partnership Documents.

4. **Approval of the Making of the HAFC (Capital Funds) Loan.** The Authority has been presented with drafts of the documents listed in Exhibit A under the heading “HAFC (Capital Funds) Loan Documents” (the “**HAFC (Capital Funds) Loan Documents**”) to be executed by the Partnership and the Authority to effectuate the HAFC (Capital Funds) Loan, which HAFC (Capital Fund) Loan Documents are on file with the Authority's Secretary, and pursuant to which the Partnership will borrow the HAFC (Capital Funds) Loan from the Authority. The making of the HAFC (Capital Funds) Loan in the approximate amount of \$2,000,000.00 is hereby authorized and the Authorized Officers, and each of them acting alone, are authorized and directed to execute and deliver, on behalf of the Authority, the HAFC (Capital Funds) Loan Documents substantially in the form on file with the Authority; provided however, any Authorized Officer may approve on the Authority’s behalf, any further changes to the draft HAFC (Capital Funds) Loan Documents, including material changes, and the final amount to be loaned, and such Authorized Officer’s signature on the final HAFC (Capital Funds) Loan Documents shall be construed as the Authority’s approval of such changes and final loan amount. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority, any other documents reasonably required to be executed by the Authority, to carry out the transactions contemplated by the HAFC (Capital Funds) Loan Documents. Each Authorized Officer, and each of them acting alone, is authorized to decrease the principal amount of the HAFC (Capital Funds) Loan by any amount, or to increase the principal amount of the HAFC (Capital Funds) Loan by an amount up to 10% more than the principal amount stated in this resolution. The source of funds for any such increase shall be any funds available to the Authority.

5. **Approval of HUD Documents.** The Authority has been presented with drafts of the documents listed in Exhibit A under the heading “HUD Documents” (the “**HUD Documents**”) in connection with the Partnership and the Project, which documents are on file with the Authority’s Secretary. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as manager of the Administrative General Partner to execute and deliver the HUD Documents and all documents deemed necessary or appropriate to obtain HUD approval related to the Project, including, without limitation, a use agreement in order maintain and operate the Project in accordance with the RAD program for which the Partnership will be provided a subsidy funded with money received from HUD pursuant to a Rental Assistance Demonstration (RAD) for the Conversion of Public Housing to the Section 8 Project-Based Voucher Program Housing Assistance Payments Contract; *provided however*, any Authorized Officer may approve on the Authority's behalf or as the manager of the Administrative General Partner any further changes to the draft HUD Documents, including material changes, and such Authorized Officer’s signature on the final HUD Documents shall be construed as the Authority's approval of such changes. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority or the Partnership to carry out the transactions contemplated by the HUD Documents.

6. **Approval of Deferred Developer Fee.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as the sole member and manager of the Administrative General Partner to temporarily defer the payment of a portion of the Developer Fee of an amount of up to \$1,100,00.00 as necessary or desirable to provide sufficient funds for the Project.

7. **Approval of Loan Assembly Activities.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as manager of the Administrative General Partner to execute, deliver and/or file (or cause to be delivered and/or filed) all documents deemed necessary or appropriate to assemble the Project's financing, including without limitation, construction, permanent and third party loan applications, tax credit applications, and any and all other documents reasonably required to (i) cause the Investor Limited Partner to make capital contribution(s) to the Partnership, and (ii) borrow sufficient funds to support the Project.

8. **Loan of Funds.** The Authorized Officers, and each of them acting alone, on behalf of the Authority in its capacity as the manager of the Administrative General Partner, are authorized to take such actions and execute such documents as necessary to cause the Partnership to borrow funds from U.S. Bank, CCRC, HCD, and the Authority in an aggregate approximate amount of up to \$48,000,000.00. Each Authorized Officer, and each of them acting alone, is authorized to decrease the principal amount of any loan by any amount, or to increase the principal amount of any loan by an amount up to 10% more than the maximum aggregate principal amount for the loans stated in this resolution. The source of funds for any such increase shall be funds available to the Authority and/or the Partnership or such other funds that may become available to the Authority and/or the Partnership for the Project. The Board directs the Executive Director to report to the Board if the total amount borrowed by the Partnership for the Project exceeds the aggregate maximum principal amount stated in this resolution for all loans to the Partnership.

9. **Approval of Guarantees.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf, to execute and perform under such guarantees as are deemed necessary or appropriate to the financing of the Project, including without limitation, with respect to the Partnership Documents and the U.S. Bank Construction Loan Documents.

10. **Approval of U.S. Bank Loan Documents.** The Authority has been presented with drafts of the documents listed in Exhibit A under the heading "U.S. Bank Construction Loan Documents" (the "**U.S. Bank Construction Loan Documents**") in connection with the Partnership and the Project, which documents are on file with the Authority's Secretary, and pursuant to which the Partnership will borrow a construction loan in the approximate amount not to exceed \$36,000,000.00. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner to enter into the transactions described in the U.S. Bank Construction Loan Documents and to incur indebtedness and grant liens and security interests and guarantees in connection with such transactions. The Authorized Officers, and each of them acting alone, are authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, the U.S. Bank Construction Loan Documents substantially in the

form on file with the Authority; *provided however*, any Authorized Officer may approve on the Authority's behalf or as the manager of the Administrative General Partner, any further changes to the draft U.S. Bank Construction Loan Documents, including material changes, and the final amount to be borrowed, and such Authorized Officer's signature on the final U.S. Bank Construction Loan Documents shall be construed as the Authority's approval of such changes and final loan amount. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner, or the Partnership to carry out the transactions contemplated by the U.S. Bank Construction Loan Documents.

11. **Approval of CCRC Loan Documents.** The Authority has been presented with drafts of the documents listed in Exhibit A under the heading "CCRC Loan Documents" (the "**CCRC Loan Documents**") in connection with the Partnership and the Project, and pursuant to which the Partnership will borrow a loan in the approximate amount not to exceed \$3,950,000.00 from CCRC for permanent financing. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner to enter into the transactions described in the CCRC Loan Documents and to incur indebtedness and grant liens and security interests and guarantees in connection with such transactions. The Authorized Officers, and each of them acting alone, are authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, the CCRC Loan Documents substantially in the form on file with the Authority; *provided however*, any Authorized Officer may approve on the Authority's behalf or as the manager of the Administrative General Partner, any further changes to the draft CCRC Loan Documents, including material changes, and the final amount to be borrowed, and such Authorized Officer's signature on the final CCRC Loan Documents shall be construed as the Authority's approval of such changes and final loan amount. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner, or the Partnership to carry out the transactions contemplated by the CCRC Loan Documents.

12. **Approval of the Joe Serna Loan Documents.** The Authority has been presented, or will be, with the HCD forms of the documents listed in Exhibit A under the heading "Form Joe Serna Loan Documents" (the "**Joe Serna Loan Documents**") in connection with the Partnership and the Project, which documents are on file with the Authority's Secretary, or upon receipt will be, and pursuant to which the Partnership will borrow an approximate aggregate total amount of \$5,000,000.00 from HCD for permanent financing. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner to enter into the transactions described in the Joe Serna Loan Documents and to incur indebtedness and grant liens and security interests and guarantees in connection with such transactions, pending completion of such forms with the loan amount and other such terms as are contemplated by the Award Letter dated November 22, 2021 from the HCD. The Authorized Officers, and each of them acting alone, are authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the

Administrative General Partner, the Joe Serna Loan Documents substantially in the form on file with the Authority; *provided however*, any Authorized Officer may approve on the Authority's behalf or as the manager of the Administrative General Partner any further changes to the draft Joe Serna Loan Documents, including material changes, and the final amount to be borrowed and such Authorized Officer's signature on the final Joe Serna Loan Documents shall be construed as the Authority's approval of such changes and final loan amount. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner, or the Partnership to carry out the transactions contemplated by the Joe Serna Loan Documents.

13. **Approval of Interest Rate Cap.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner to enter into, execute, deliver, purchase, confirm, amend, modify, sell, assign, transfer or otherwise acquire or dispose of Swap Transactions with U.S. Bank or any of its affiliates (the "**Bank**"). The Authorized Officers, and each of them acting alone, are authorized and directed to execute and deliver each agreement or document governing or evidencing the terms of any Swap Transaction, including, without limitation, any and all master agreements, schedules, confirmations, supplements, annexes, exhibits or certificates, and any and all amendments or modifications thereto or restatements thereof (each such agreement or document, a "**Swap Document**"), and each such Swap Document be and hereby is, approved in such form and upon such terms as any Authorized Officer shall approve, such approval to be conclusively evidenced by the execution of said Swap Document by any Authorized Officer. As security for the obligations of the Partnership arising under or in connection with any Swap Transaction or any Swap Document, including the taking of any such action, each Authorized Officer, acting singly, be and hereby is, authorized in the name and on behalf of the Partnership to grant a security interest in or lien on, transfer, pledge, mortgage or otherwise hypothecate to the Bank any real or personal property (including, without limitation, accounts and revenues) belonging to or under the control of the Partnership, and to execute and deliver to the Bank any and all security agreements and collateral documents (including, without limitation, credit support annexes, mortgages, indentures, deeds of trust, account control agreements and financing statements), and such other agreements and documents as the Bank may request in connection with such security or for the perfection thereof (each of the foregoing, a "**Swap Collateral Document**"). Each Swap Collateral Document, including, without limitation, any and all schedules, supplements, annexes, exhibits or certificates, and any and all amendments or modifications thereto or restatements thereof, be and hereby is, approved in such form and upon such terms as any Authorized Officer shall approve, such approval to be conclusively evidenced by execution thereof by any Authorized Officer. All Authorized Officers, acting singly, are authorized to execute and deliver in the name and on behalf of the Partnership such other related agreements, documents and certificates, and to take such other and further action, as may be necessary, advisable or appropriate to perform or carry out any Swap Transaction, Swap Document or Collateral Document or any of the actions referred to above.

14. **Approval of the Supportive Services Agreement.** The Authority has been presented with a draft of the Assignment of Supportive Services Contract between Silvercrest, Inc. and the

Partnership and a copy of the Supportive Services Contract dated as of March 1, 2022 between the Authority and Silvercrest, Inc. (together, the “**Supportive Services Contract**”) in connection with the Authority providing supportive services to residents of the Project, which Supportive Service Contract and Assignment are on file with the Authority’s Secretary. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, the Supportive Services Contract; provided however, any Authorized Officer may approve on the Authority’s behalf or as the manager of the Administrative General Partner any further changes to the draft Supportive Services Contract, including material changes, and such Authorized Officer’s signature on the final Supportive Services Contract shall be construed as the Authority’s approval of such changes. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner, or the Partnership to carry out the transactions contemplated by the Supportive Services Contract.

15. **Approval of the Project Transfer, Donation Value and Acquisition Documents.** The Authority has been presented with drafts of the documents listed in Exhibit A under the heading “Acquisition Documents” (the “**Acquisition Documents**”) in connection with the donation and development of certain land owned by the Authority which will be conveyed to the Partnership on which the Project is to be constructed, which documents are on file with the Authority’s Secretary, and pursuant to which the Authority will donate the Property to the Partnership at a donation value equal to \$784,000.00. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, the Acquisition Documents and to take such other actions as they deem necessary or desirable for the Partnership to acquire and develop the Property; *provided however*, any Authorized Officer may approve on the Authority’s behalf or as the manager of the Administrative General Partner any further changes to the draft Acquisition Documents, including material changes, and such Authorized Officer’s signature on the final Acquisition Documents shall be construed as the Authority’s approval of such changes. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner, or the Partnership to carry out the transactions contemplated by the Acquisition Documents.

16. **Approval of the Management Agent and Management Agent Documents.** The Authority, as the management agent, is approved to manage the Project. The Authority has been presented with drafts of the documents listed in Exhibit A under the heading “Management Agent Documents” (the “**Management Agent Documents**”) in connection with the management of the Project. The Authorized Officers, and each of them acting alone, are authorized and directed to approve and to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, the Management Agent Documents substantially in the form on file with the Authority; *provided however*, any Authorized Officer may approve on the Authority’s behalf or as the manager of the Administrative General Partner, any further changes to the draft Management Agent Documents, including material changes, and such Authorized

Officer's signature on the final Management Agent Documents shall be construed as the Authority's approval of such changes. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner, or the Partnership to carry out the transactions contemplated by the Management Agent Documents.

17. **Assignments.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, to execute and deliver one or more instruments (i) causing the Partnership to assume the Authority's rights under the construction contract, the architects' contracts, and other consultant and development contracts, as such rights pertain to the acquisition and construction of the Project, to the extent required by the Investor Limited Partner, and (ii) assigning to lenders and others the Partnership's interests in such contracts as may be required as a condition of the Project's financing, and (iii) to effectuate the assignment and assumption of any existing Acquisition Documents, U.S. Bank Construction Loan Documents, the CCRC Loan Documents, the Joe Serna Loan Documents, and HAFC (Capital Funds) Loan Documents.

18. **Execution of Documents.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as manager of the Administrative General Partner, to execute, deliver and/or file (or cause to be delivered and/or filed) any affidavits, certificates, letters, government forms, documents, agreements and instruments that any such Authorized Officer determines to be necessary or desirable: (i) to give effect to this resolution; (ii) to consummate the transactions contemplated herein; and/or (iii) to further the acquisition, rehabilitation, development, financing, construction, leasing and management of the Project. Without limiting the scope of such authorization, such documents include declarations of restrictive covenants, regulatory agreements, various deeds, leases, notes, loan agreements, deeds of trust, guaranties and indemnities and collateral assignments related to the Project's financing. Such documents may also include, without limitation, lease-up and marketing agreements, partnership management services agreements, development agreements, construction guaranty agreements, repayment guarantees, cash pledge agreements, environmental indemnity agreements, property management agreements, architect agreements, contractor agreements, housing assistance payment contracts, irrevocable consents, confessions of judgment and appointments of attorneys for service of process.

19. **Expenditures.** The Authority is authorized to expend such funds (and to cause the Partnership and the Administrative General Partner to expend such funds) as are necessary to pay for all filing fees, application fees, registration fees and other costs relating to the Project or actions authorized by this resolution.

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

21. **Execution of Obligations.** The Board directs the Authority's Executive Director to cause the Authority to fulfill the Authority's duties and obligations under the various agreements authorized.
22. **Ratification and Confirmation.** All actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed, including, but not limited to, the formation of the Partnership and the Administrative General Partner, and the filing of finance applications related to the Project's financing and the prior execution of any Project documents listed on Exhibit A or otherwise required herein.
23. **Effective Date.** This resolution shall be in full force and effect from and after its adoption and approval.

PASSED AND ADOPTED THIS 23rd DAY OF MAY, 2023. I, the undersigned, herby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

Cary Catalano, Chair of the Board of Commissioners

CERTIFICATE

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

1. That the attached Resolution No. ____ (the “**Resolution**”) is a true and correct copy of the resolution of the Board of Commissioners of the Authority, as adopted at a meeting of the Authority held on the 23rd day of May, 2023, and duly recorded in the minute books of the Authority.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 23rd day of May, 2023.

**HOUSING AUTHORITY OF FRESNO
COUNTY, CALIFORNIA**

Tyrone Roderick Williams
Chief Executive Officer

**EXHIBIT A
PROJECT DOCUMENTS**

Partnership Documents

- (a) Amended and Restated Agreement of Limited Partnership of Firebaugh La Joya Commons, LP and all exhibits attached thereto which require execution, including but not limited to the:
 - 1. Development Services Agreement;
 - 2. Guaranty;
 - 3. Partnership Management Agreement; and
 - 4. Joint Marketing Agreement.

HUD Documents

- (b) RAD Conversion Commitment by the Authority and the Partnership;
- (c) RAD Use Agreement by the Partnership;
- (d) Housing Assistance Payments Contract – RAD for the Conversion of Public Housing to Project-Based Section 8 by the Partnership;
- (e) HUD-required certifications and forms by the Authority and the Partnership;
- (f) PBV Agreement To Enter Into Housing Assistance Payments Contract by the Authority and the Partnership;
- (g) PBV Housing Assistance Payments Contract New Construction or Rehabilitation by the Authority and the Partnership; and
- (h) And such other documents as reasonably required by HUD.

U.S. Bank Construction Loan Documents

- (i) Construction Loan Promissory Note executed by the Partnership in favor of U.S. Bank;
- (j) Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, executed by the Partnership as trustor, to Fidelity National Title Company for the benefit of U.S. Bank;
- (k) Construction Loan Agreement executed by the Partnership and U.S. Bank;
- (l) Completion Guaranty Agreement executed by the Authority, in its capacity as guarantor, in favor of U.S. Bank;

- (m) Payment Guaranty executed by the Authority, in its capacity as guarantor, in favor of U.S. Bank;
- (n) Assignment of Partnership Interests, Capital Contributions and Credits executed by the Partnership, the Administrative General Partner and the Managing General Partner in favor of U.S. Bank;
- (o) Environmental Indemnification Agreement executed by the Partnership, the Authority, in its capacity as guarantor, and U.S. Bank;
- (p) Assignment of Agreement to Enter Into Housing Assistance Payments Contract executed by the Partnership and U.S. Bank;
- (q) Consent to Assignment of AHAP Contract as Security for Financing executed by the Authority, and agreed to by Partnership;
- (r) Assignment of Construction and Development Documents executed by the Partnership in favor of U.S. Bank, with attached consents executed by Paul Halajian Architects, as architect, and Barnhart-Benson Builders, Inc., as general contractor;
- (s) Assignment of Property Manager Agreement executed by the Partnership and the Authority, with attached consents executed by Authority, in its capacity as manager;
- (t) Assignment of Development Services Agreement and Developer Fee Subordination Agreement executed by the Housing Authority of Fresno County, in its capacity as developer, the Partnership and U.S. Bank;
- (u) California Judicial Reference Agreement executed by the Partnership, the Administrative General Partner, the Managing General Partner, the Authority and U.S. Bank;
- (v) Partnership Borrowing Authorization by the Administrative General Partner and the Managing General Partner;
- (w) Any Swap Document and any Swap Collateral Document deemed necessary or desirable by the Partnership;
- (x) Subordination Agreement (Housing Authority) executed by the Partnership, the Authority and U.S. Bank; and
- (y) Subordination Agreement (ROFR) executed by the Partnership, the Managing General Partner and U.S. Bank.

Form Joe Serna Loan Documents

- (z) HCD Standard Agreement by the Partnership and HCD;
- (aa) HCD Promissory Note from the Partnership in favor of HCD;
- (bb) HCD Deed of Trust with Assignment of Rents, Security Agreement and Fixture Filing from the Partnership to the trustee as named therein, for the benefit of HCD;
- (cc) HCD Regulatory Agreement between the Partnership and HCD; and

- (dd) Subordination Agreement (ROFR) by the Partnership and HAFC.

CCRC Loan Documents

- (ee) Promissory Note (Delivery Assurance Fee) from the Partnership to CCRC;
- (ff) Loan Purchase Agreement among Wells Fargo, CCRC and the Partnership;
- (gg) Delivery Assurance Multifamily Deed of Trust, Security Agreement and Fixture Filing from the Partnership to the trustee as named therein, for the benefit of CCRC; and
- (hh) Replacement Reserve Agreement between the Partnership and CCRC.

HAFC (Capital Funds) Loan Documents

- (ii) HAFC (Capital Funds) Loan Agreement between HAFC and the Partnership;
- (jj) HAFC (Capital Funds) Deed of Trust, Security Agreement and Financing Statement by the Partnership in favor of the HAFC;
- (kk) HAFC (Capital Funds) Loan Mortgage Note by the Partnership in favor of HAFC;
- (ll) HAFC (Capital Funds) Assignment of Leases and Rents executed by the Partnership in favor of HAFC; and
- (mm) Such other documents reasonably required by HAFC in connection with the HAFC (Capital Funds) Loan.

Acquisition Documents

- (nn) Land Option Agreement between HAFC and Silvercrest, Inc.
- (oo) Grant Deed by HAFC in favor of the Partnership.

Management Agent Documents

- (pp) Amended and Restated Property Management Agreement between the Partnership and the Authority; and
- (qq) Addendum to Management Agreement between the Partnership and the Authority.

Miscellaneous Documents

- (rr) Such other documents as are reasonably necessary and appropriate to consummate the financing of the Project.

RESOLUTION OF THE MEMBERS OF
FIREBAUGH LA JOYA COMMONS AGP, LLC

All of the members of Firebaugh La Joya Commons AGP, LLC, a California Limited Liability Company (the "Limited Liability Company"), hereby consent to, adopt and ratify the following resolutions:

Joe Serna Jr., Farmworker Housing Grant Program

WHEREAS, the State of California Department of Housing and Community Development (the "Department") has issued a Notice of Funding Availability under its Joe Serna Jr., Farmworker Housing Grant Program ("FWHG") dated August 03, 2021; and

WHEREAS, the Limited Liability Company is authorized to do business in the State of California, and it is in the best interests of the Limited Liability Company and its **Members** for the Limited Liability Company to act as the **sole** General Partner of **Firebaugh La Joya Commons, LP**, a California limited partnership (the "Borrower"); and

WHEREAS, the Borrower has either received, or been assigned, a conditional commitment of funds under the above-described Notice of Funding Availability.

NOW, THEREFORE, IT IS RESOLVED: That the Limited Liability Company is hereby authorized to act as the **sole** General Partner of the Borrower in connection with the Department's **loan** of funds to the Borrower pursuant to the above-described Notice of Funding Availability in an amount not to exceed \$5,000,000.00 (the "**FWHG Loan**").

RESOLVED FURTHER: That in connection with the Borrower's **FWHG Loan**, the Limited Liability Company is authorized and directed to enter into, execute, and deliver, as the **sole** General Partner of the Borrower, a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the **FWHG Loan**, the Borrower's obligations related thereto, and the Department's security therefore; including, but not limited to, a promissory note, a deed of trust and security agreement, a regulatory agreement, a development agreement and certain other documents required by the Department as security for, evidence of or pertaining to the **FWHG Loan**, and all amendments thereto (collectively, the "**FWHG Loan Documents**").

RESOLVED FURTHER: That **Tyrone Roderick Williams, Chief Executive Officer, or Michael Duarte, Chief Real Estate Officer, or designees** are hereby authorized to execute the **FWHG Loan Documents**, and any amendment or modifications thereto, on behalf of the Limited Liability Company as the **sole** General Partner of the Borrower.

RESOLVED FURTHER: That this resolution shall take effect immediately upon its passage.

Passed and adopted, effective as of September 27, 2022, by the consent of the Members of the Limited Liability Company by the following vote:

___AYES

___NAYS

___ABSTAIN

___ABSENT

CERTIFICATE OF THE SECRETARY

The undersigned, Secretary of **Firebaugh La Joya Commons AGP, LLC** does hereby attest and certify that the **attached** Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of the Limited Liability Company which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: _____

Tyrone Roderick Williams,
Chief Executive Officer

Or

Michael Duarte
Chief Real Estate Officer

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

All of the directors of Housing Authority of Fresno County, California, a Public Body Corporate and Politic (the "Corporation"), hereby consent to, adopt and ratify the following resolutions:

Joe Serna Jr., Farmworker Housing Grant Program

WHEREAS the State of California Department of Housing and Community Development (the "Department") have issued a Notice of Funding Availability dated August 3, 2021 ("NOFA") under the Joe Serna Jr., Farmworker Housing Grant Program ("FWHG") Program;

WHEREAS, the Corporation is authorized to do business in the State of California and it is in the best interests of the Corporation for the Corporation to act as the **sole member** of the Firebaugh La Joya Commons AGP, LLC (the "LLC") the **administrative** general partner of Firebaugh La Joya Commons, LP(the "Borrower").

WHEREAS the Corporation is an Eligible Applicant/Sponsor under the FWHG Program and was awarded an FWHG Program **loan** in an amount not to exceed \$5,000,000.00 ("FWHG **Loan**") under the above described NOFA.

NOW, THEREFORE, IT IS RESOLVED: That the Corporation is hereby authorized and directed to act on its own behalf and to act as the **sole member** of the LLC, the **administrative** general partner of the Borrower in connection with the Department's **loan** of FWHG funds to the Borrower pursuant to the above-mentioned NOFA in an amount not to exceed \$5,000,000.00.

RESOLVED FURTHER: The Corporation is hereby authorized and directed to act on its own behalf as well as act as **sole member** of the LLC as **administrative** general partner of the Borrower to cause the Borrower and itself to incur an obligation for the FWHG **Loan**. That in connection with the FWHG **Loan**, the Corporation, on its own behalf and as **sole member** of the LLC as **administrative** general partner of the Borrower, is authorized and directed to enter into, execute, and deliver a State of California Standard Agreement in the amount not to exceed \$5,000,000.00 and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the FWHG **Loan**, the Borrower's obligations related thereto, and the Department's security therefore; including, but not limited to, a promissory note, a deed of trust and security

agreement, a regulatory agreement, a development agreement and certain other documents required by the Department as security for, evidence of or pertaining to the FWHG **Loan**, and all amendments thereto (collectively, the "FWHG **Loan Documents**").

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

RESOLVED FURTHER: That Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, or their designees **are** hereby authorized to execute the FWHG **Loan Documents**, and any amendment or modifications thereto , on behalf of the Corporation for itself and as **sole member** of the LLC as **administrative** general partner of the Borrower.

RESOLVED FURTHER: That this resolution shall take effect immediately upon its passage.

Passed and adopted, effective as of _____ by the consent of the Board of Directors of the Corporation by the following vote:

___AYES

___NAYS

___ABSTAIN

___ABSENT

Cary Catalano

Chair

CERTIFICATE OF THE SECRETARY

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

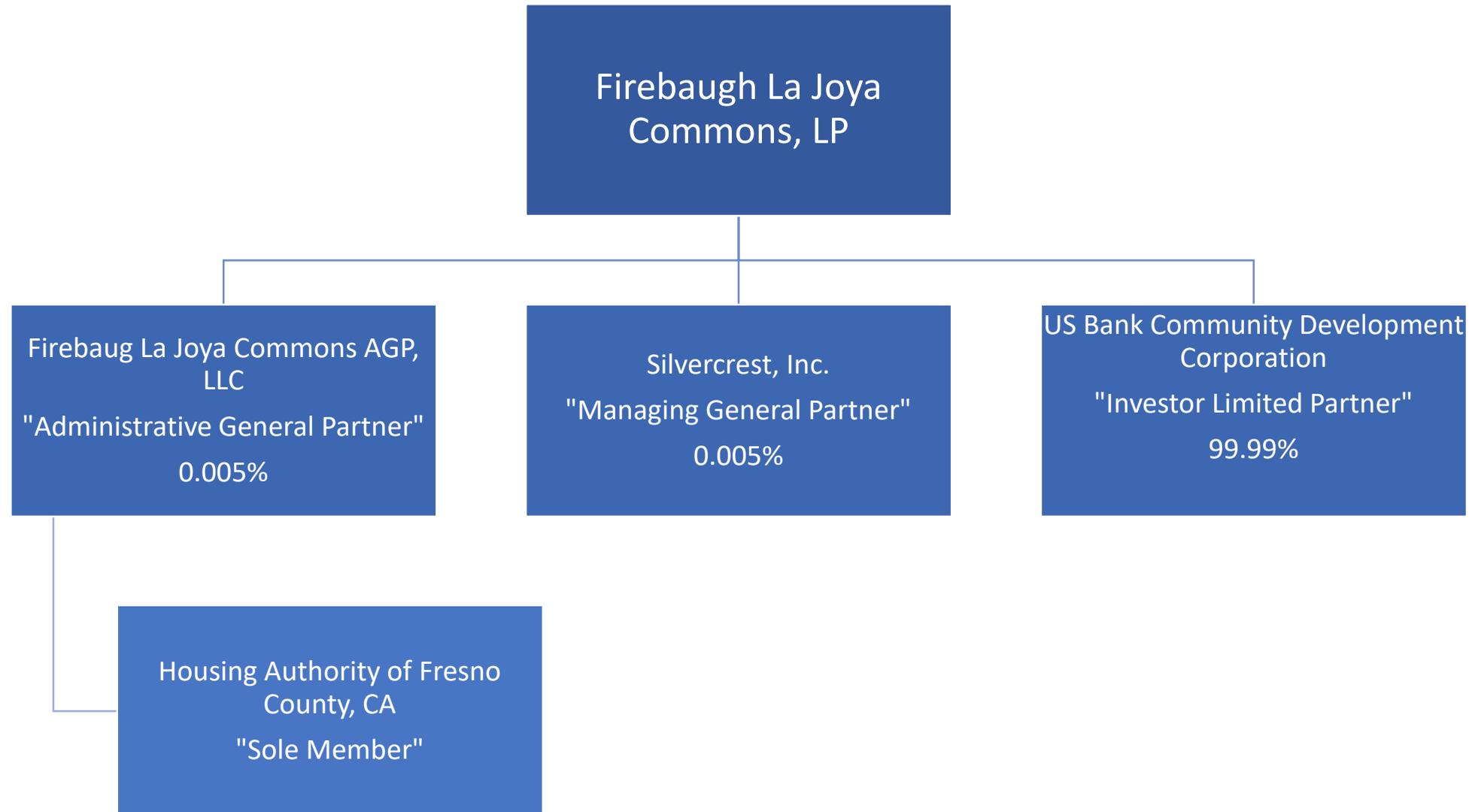
DATE: _____

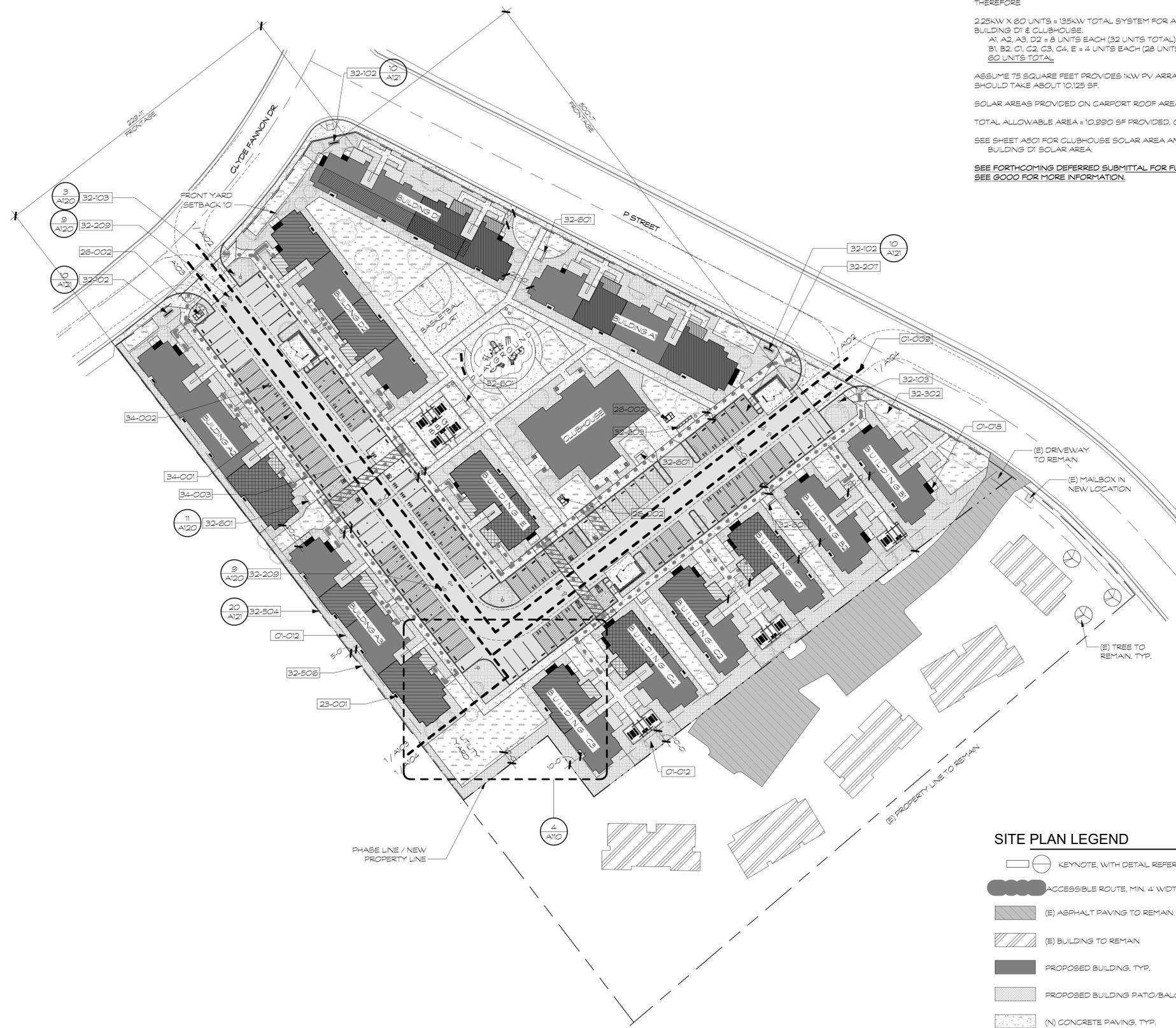
Tyrone Roderick Williams
Secretary of the Board of Commissioner

Or

Michael Duarte,
Chief Real Estate Officer

Ownership Structure – Firebaugh La Joya Commons, LP





1 OVERALL PROPOSED SITE PLAN
1" = 40'-0"

SOLAR AREA NOTES

PER CEC SECTION 140.10(A)
 ASSUME 2.25KW PV ARRAY REQUIRED PER UNIT (PER T24 ENERGY COMPLIANCE DOCUMENTS)
 THEREFORE
 2.25KW X 60 UNITS = 135KW TOTAL SYSTEM FOR ALL BUILDINGS, EXCLUDING BUILDING D1 & CLUBHOUSE
 A1, A2, A3, D2 = 8 UNITS EACH (32 UNITS TOTAL)
 B1, B2, C1, C2, C3, C4, E = 4 UNITS EACH (28 UNITS TOTAL)
 60 UNITS TOTAL
 ASSUME 75 SQUARE FEET PROVIDES 1KW PV ARRAY, THIS SIZE SYSTEM SHOULD TAKE ABOUT 10,125 SF.
 SOLAR AREAS PROVIDED ON CARPORT ROOF AREAS.
 TOTAL ALLOWABLE AREA = 10,990 SF PROVIDED, OK.
 SEE SHEET A501 FOR CLUBHOUSE SOLAR AREA AND SHEET A505 FOR BUILDING D1 SOLAR AREA.
 SEE FORTHCOMING DEFERRED SUBMITTAL FOR FULL SOLAR DRAWINGS, SEE 0000 FOR MORE INFORMATION.

GENERAL NOTES

A) ITEMS SHOWN BUT NOT NOTED ARE TO BE CONSIDERED EXISTING TO REMAIN, TYP. U.N.O.
 B) ALL PROPOSED EXTERIOR LIGHTING SHALL BE SHIELDED TO REDUCE OR ELIMINATE LIGHT POLLUTION IN COMPLIANCE WITH APPLICABLE CODES.
 C) UTILITIES NOT SHOWN HERE FOR CLARITY. SEE CIVIL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
 D) SEE ENLARGED SITE PLANS ON A102-A104 FOR DIMENSIONS AND MORE INFORMATION.

ACCESSIBLE ROUTE

ACCESSIBLE ROUTE: ARCHITECT AND CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE ACCESSIBLE PATH INDICATED ON DRAWINGS AND SHALL MEET THE FOLLOWING:
 A. ACCESSIBLE ROUTE AS INDICATED IS A COMMON BARRIER FREE ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" AT 12" MAX SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL SLOPE.
 B. ACCESSIBLE ROUTE IS A MINIMUM OF 48" WIDE. THE SURFACE SHALL BE FIRM, STABLE AND SLIP RESISTANT. PASSING SPACE AT LEAST 60" X 60" SHALL BE LOCATED NOT MORE THAN 200' APART.
 C. ACCESSIBLE ROUTE SHALL NOT EXCEED 2% CROSS SLOPE AND 5% RUNNING SLOPE IN THE DIRECTION OF TRAVEL. SLOPES GREATER THAN 5% TO A MAXIMUM OF 8.33% SHALL BE CONSIDERED AS A RAMP.
 D. ACCESSIBLE ROUTE WITH A CONTINUOUS GRADIENTS SHALL HAVE 60" LEVEL AREAS AT INTERVALS OF 400' MAXIMUM.
 E. THERE SHALL BE NO DROP OFF GREATER THAN 4" ALONG THE EDGE OF WALK OR LANDING.
 F. ACCESSIBLE ROUTE SHALL BE MAINTAINED FREE OF OVERHANG OBSTRUCTIONS AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL, BETWEEN 27" TO 80" ABOVE FINISH GRADE.

KEYNOTES

- 01-009 DASHED LINE INDICATES MATCH LINE, TYP.
- 01-012 THIN DASHED LINE INDICATES MINIMUM SETBACK PER CITY OF FIREBAUGH REQUIREMENTS, TYP.
- 01-018 UTILITY CLOSET, SEE ENLARGED SITE PLANS, TYP.
- 23-001 OUTDOOR CONDENSING UNIT, TYP. SEE MECHANICAL
- 26-002 TRANSFORMER, SEE ELECTRICAL
- 32-102 MONUMENT SIGN
- 32-103 PARKING ENTRANCE SIGN
- 32-207 PREMANUFACTURED COVERED PARKING STRUCTURE WITH SOLAR ON ROOF (DEFERRED APPROVAL, SEE 0000), TYP. PROVIDE NUMBERING FOR EACH COVERED SPACE PER OWNER'S REQUIREMENTS AND SIGNAGE DETAILS ON A502
- 32-209 PAINTED DIRECTIONAL ARROW, TYP.
- 32-302 TREE, TYP. SEE LANDSCAPE
- 32-504 6" CMU BLOCK WALL, EXTEND UP TO END OF ADJACENT COMMERCIAL PROPERTY, FIELD VERIFY FINAL LENGTH.
- 32-506 6" WOOD FENCE, FIELD VERIFY FINAL LENGTH.
- 32-601 BICYCLE RACK, TYP.
- 32-603 FREESTANDING MAILBOX, TYP. TO COMPLY WITH USPS AND ADA STANDARDS, SEE SPEC 10 55 23
- 34-001 SINGLE LIGHTNING BOLT SYMBOL INDICATES TO PROVIDE INFRASTRUCTURE AND CONDUIT ONLY TO FUTURE EV CHARGING SPACE, SEE ELECTRICAL.
- 34-002 DOUBLE LIGHTNING BOLT SYMBOL INDICATES TO PROVIDE LOW POWER EV CHARGING RECEPTACLE FOR EV CHARGING, SEE ELECTRICAL AND SPEC 34 60 13.
- 34-003 TRIPLE LIGHTNING BOLT SYMBOL INDICATES TO PROVIDE EV CHARGER AND ALL NECESSARY INFRASTRUCTURE AS A PART OF THIS SCOPE OF WORK, SEE ELECTRICAL AND SPEC 34 60 13.

SITE PLAN LEGEND

- KEYNOTE, WITH DETAIL REFERENCE WHERE OCCURS
- ACCESSIBLE ROUTE, MIN. 4' WIDTH
- (E) ASPHALT PAVING TO REMAIN
- (E) BUILDING TO REMAIN
- PROPOSED BUILDING, TYP.
- PROPOSED BUILDING PATIO/BALCONY, TYP.
- (N) CONCRETE PAVING, TYP.
- (N) ASPHALT PAVING, TYP.
- GRASS, TYP. SEE LANDSCAPE
- PLANTED AREA, TYP. SEE LANDSCAPE
- COMMUNITY BLDG PARKING STALLS (UNCOVERED)
- COVERED PARKING (FOR RESIDENTS)
- UNITS WITH MOBILITY FEATURES (1ST FLOOR)
- UNITS WITH COMMUNICATION FEATURES (2ND FLOOR)
- UNITS WITH MOBILITY & COMMUNICATION FEATURES (1ST FLOOR)
- EV CAPABLE (CONDUIT ONLY PROVIDED)
- EV READY (LEVEL 2 OUTLET PROVIDED)
- EV CHARGING (PROVIDE SIGNAGE TYPES EV-1 AND EV-2 (ONE PER BANK OF CHARGERS) AND EV-4 AT EACH STALLS FOR CHARGING, TYP. U.N.O SEE 20/A120)

PAUL HALAJIAN ARCHITECTS

389 Clovis Ave, Suite 200
 Clovis, CA 93612-1185
 T: 559.297.7900 F: 559.297.7950
 www.halajianarch.com



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PROJECT:
 FRESNO HOUSING AUTHORITY
LA JOYA COMMONS
 1502 CLYDE FANNON ROAD, FIREBAUGH, CA, 93622
 SHEET: PROPOSED SITE PLAN

DRAWING SET INFORMATION:

04.01.2023 PLAN CHECK + BID SET

REVISIONS:

NO.	DESCRIPTION

PROJECT NUMBER:

2019-55

SHEET NUMBER:

A101

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 05/23/2023
AGENDA ITEM: 9b
SUBJECT: Consideration of Sale of Pine Warehouse located at 5326 E. Pine Ave.

AUTHOR: Jazmin Gallardo
DEPARTMENT: Asset Management Coordinator
MEMO DATE: Real Estate Development
05/01/2023

Executive Summary

The Pine Warehouse, located at 5326 East Pine Avenue in Fresno, CA, ("Property" or the "Pine Warehouse") has been used for several years by the Fresno Housing ("Agency") to store files, maintenance supplies and offices for the Housing Choice Voucher Inspections team. The need for the warehouse has declined over recent years. The Agency has moved to electronic file storage and maintenance operations have been decentralized for efficiencies in recent years. Further, the Agency has acquired additional office space with the acquisition of 1260 Fulton Street and implemented new procedures for the inspections team based upon lessons learned during the COVID pandemic. Initial conversations about the potential sale of the warehouse were had with the Board concurrently with the acquisition of 1260 Fulton. Over the past few months, Fresno Housing has been working toward the potential sale of the Property due to the lack of need. The Property sale is also an opportunity to help fund future affordable housing developments and further the Agency's core mission – to construct and operate housing for our residents.

In 2021, when the Agency purchased 1260 Fulton Street, the Boards of Commissioners provided a clear directive to staff -- sell both the Pine Warehouse along with the Helm Home (which is not part of this action item). The position of the Boards was reaffirmed last year. Based on this direction, staff has taken steps to prepare for the sale of both properties.

The Pine Warehouse is currently being marketed for sale and the Agency has received a number of offers from interested potential buyers. Prior to this open session item, staff will discuss price and terms of sale with the Boards in closed session. In open session, the Board may consider and approve granting delegation of authority to Tyrone Roderick Williams, CEO, to negotiate and finalize the sale of the Property in open session. Once finalized, the price and terms of payment for the Pine Warehouse will be reported out to the public during a subsequent meeting.

Recommendation

It is recommended that the Boards of Commissioners of Fresno Housing Authority consider the attached resolution delegating authority to Tyrone Roderick Williams, CEO, to negotiate and complete the sale of 5326 East Pine Avenue in Fresno, CA, subject to terms of sale discussed in closed session and acceptable to the Board and further authorize Tyrone Roderick Williams to negotiate and execute a Purchase and Sale Agreement and all ancillary documents in connection with sale of the Property.

FRESNO HOUSING

Fiscal Impact

Pine Warehouse is listed for sale at a purchase price of two million and one hundred thousand dollars (\$2,100,000). Over the past few weeks, we have received multiple offers from different parties.

RESOLUTION NO. _____

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

**RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY
OF FRESNO, CA TO EXECUTE THE SALE OF PINE WAREHOUSE LOCATED
AT 5326 EAST PINE, FRESNO CA (APN: 455-20-504T)**

WHEREAS, Housing Authority of the City of Fresno (HACF) is the owner of the Pine Warehouse, a property located at 5326 East Pine Ave., Fresno CA (APN: 455-205-04T); and

WHEREAS, the Housing Authority of the City of Fresno’s mission is to build and provide affordable housing within Fresno County; and

WHEREAS, HACF has utilized the Pine Warehouse for storage and office space for many years; and

WHEREAS, the need for the warehouse has diminished as files are now stored electronically, maintenance operations have decentralized and additional office space has been acquired at 1260 Fulton St. in Fresno, and

WHEREAS, HACF now desires to sell the Pine Warehouse; and

WHEREAS, HACF has received several offers to purchase the Pine Warehouse; and

WHEREAS, the Board desires to delegate authority to Tyrone Roderick Williams, CEO, to negotiate and complete the sale of 5326 East Pine Avenue in Fresno, CA, subject to terms of sale discussed in closed session and acceptable to the Board; and

WHEREAS, any potential sales proceeds will be available to fund future affordable housing development and further the Agency’s core mission.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA, does hereby delegate authority and authorize Tyrone Roderick Williams, Chief Executive Officer, and/or his designee, to enter into a Purchase and Sale Agreement and complete the sale of the Property and further authorize Tyrone Roderick Williams to negotiate and execute said PSA and all ancillary documents in connection with the sale of the Property.

PASSED AND ADOPTED THIS 23rd day of May 2023 by the following vote,
to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY, CA

RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF FRESNO COUNTY, CA TO EXECUTE THE SALE OF PINE WAREHOUSE LOCATED AT 5326 EAST PINE, FRESNO CA (APN: 455-20-504T)

WHEREAS, Housing Authority of Fresno County (HAFC) is the owner of the Pine Warehouse, a property located at 5326 East Pine Ave., Fresno CA (APN: 455-205-04T); and

WHEREAS, the Housing Authority of Fresno County's mission is to build and provide affordable housing within Fresno County; and

WHEREAS, HACF has utilized the Pine Warehouse for storage and office space for many years; and

WHEREAS, the need for the warehouse has diminished as files are now stored electronically, maintenance operations have decentralized and additional office space has been acquired at 1260 Fulton St. in Fresno, and

WHEREAS, HAFC now desires to sell the Pine Warehouse; and

WHEREAS, HAFC has received several offers to purchase the Pine Warehouse; and

WHEREAS, the Board desires to delegate authority to Tyrone Roderick Williams, CEO, to negotiate and complete the sale of 5326 East Pine Avenue in Fresno, CA, subject to terms of sale discussed in closed session and acceptable to the Board; and

WHEREAS, any potential sales proceeds will be available to fund future affordable housing development and further the Agency's core mission.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, CA, does hereby delegate authority and authorize Tyrone Roderick Williams, Chief Executive Officer, and/or his designee, to enter into a Purchase and Sale Agreement and complete the sale of the Property and further authorize Tyrone Roderick Williams to negotiate and execute said PSA and all ancillary documents in connection with the sale of the Property.

PASSED AND ADOPTED THIS 23rd day of May 2023 by the following vote,
to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners



MAY IS

#AffordableHousingMonth

FOLLOW ALONG AS WE CELEBRATE ALL THE DIFFERENT WAYS AFFORDABLE HOUSING CREATES STRONG, HEALTHY, EQUITABLE, AND VIBRANT COMMUNITIES.



ADDENDUM

May 23, 2023



City and County Boards of Fresno Housing Board Retreat Planning

Presented By: Tammy Townsend

May 23, 2023



FRESNO VIBRANT COMMUNITIES
QUALITY HOUSING ENGAGED RESIDENTS



Save the Date!

Friday August 11th
6pm to
Saturday, August 12th
at 3pm

Harris Ranch,
California





PARTICIPATION

Breakdown of Participation



Thank you for
your
Participation!

I am a:

 **16**
Responses

%		Answer <i>(Multi-select)</i>
50%	(8)	Staff Member
50%	(8)	Commissioner

 **16**
Participants

 **16**
Thoughts

 **129**
Ratings



THOUGHTS

Key Thoughts



I would like to understand the process used to determine how to develop a property I think this is important because we vote on so many new properties

4.1  (12 )
Ranked #1 of 16

The basics of the financing of new development projects and how the partnerships are created between FH and investors So as a commissioner, I am able to understand better the long-term consequences of my vote and the impact of my vote long-term strategic planning

4.0  (11 )
Ranked #2 of 16

I would like to learn more about how the finances of the Agency work It's important because of our duties on the Board

3.9  (12 )
Ranked #3 of 16

I would like to have the opportunity to better understand the challenges our residents face So we can address

3.9  (8 )
Ranked #4 of 16

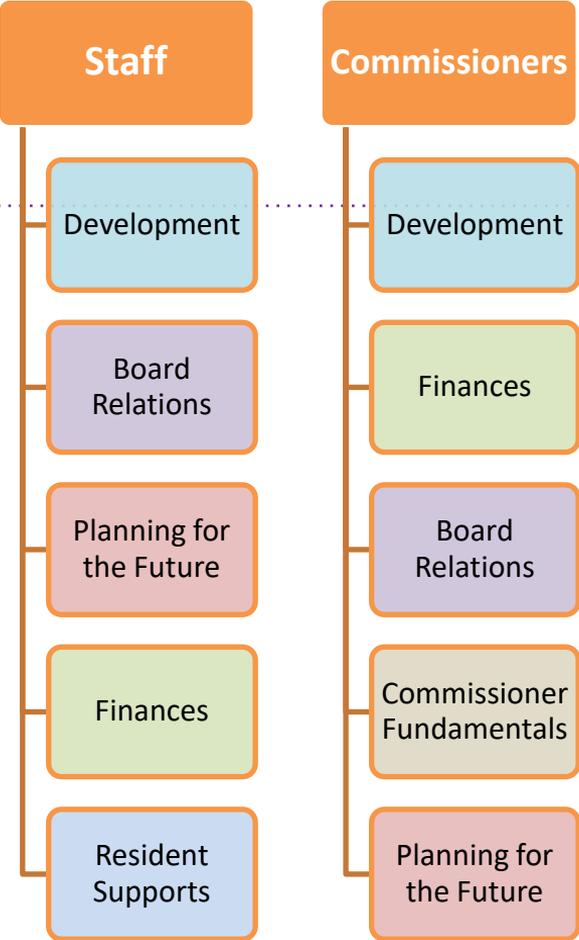
I would like to better get to know my fellow Board members and Agency staff So that we can interact in a way that is productive and comfortable

3.8  (12 )
Ranked #5 of 16

future endeavors This is support for where we are going

3.7  (10 )
Ranked #6 of 16

Top 5 Themes



Ideas, Suggestions and Next Steps

- Creating an agenda and activities
- Planning for logistics



Heritage Estates

A New Homeownership Community

May 23, 2023



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



Project Overview

- Homeownership
- 33 single-family homes
- 2, 3 and 4 bedroom homes
- Located less than a ½ mile from the West Fresno Campus of Fresno City College



Project Overview



1236 sq. ft.
2 bedrooms
2 bathrooms



1393 sq. ft.
3 bedrooms
2 bathrooms

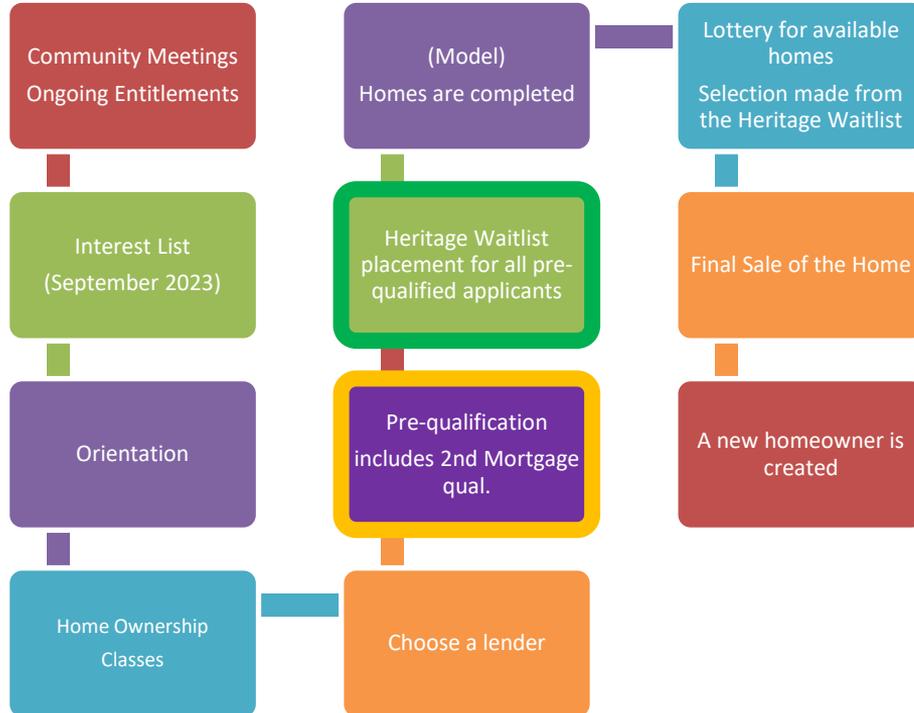


1606 sq. ft.
4 bedrooms
2 bathrooms

Our Community Engagement Strategy

- Community Meetings
- Stakeholder Conversations
- Virtual Office Hours
- Resident Support for Homeownership Education

Becoming a Heritage Homeowner



Homeownership Education



- Provided by SWFDC and Self-Help Enterprises, a HUD-Certified HCA
- 8-hour Course (in-person or online), for Downpayment Assistance Certif
- Taught by RE Professionals, Housing Counselors, SWFDC Staff
- Topics: Are you ready to buy? Money Management; Understanding Credit, Getting a Loan, Shopping for a Home, Protecting Your Home (insurance and maintenance)
- Pre- and post-certificate counseling offered (up to 10 hrs of credit counseling /family)

Questions?
Thank you.

FRESNO HOUSING



2024-2028 Fresno Housing Strategic Plan

Fresno Housing Joint Board Meeting

May 23, 2023



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RESIDENTS



What We Will Cover:

- Why Update our Strategic Plan
- An Inclusive Process
- Guiding Principals
- Understanding the Elements of a Strategic Plan
- The Timeline and Process
- The Team

Why Update our Strategic Plan?

- The previous plan expired in 2015
- Meeting the needs of staff and residents
 - Build teamwork and buy in with the organization
 - Create a strategy to thrive and flourish as resources and the environment changes
- Anticipating and planning for the future
 - Stimulate creative thinking
 - Clarify future direction of organization
- Improve organizational performance
 - Solve internal and external challenges



Planning for: An Inclusive Process for Stakeholders

- Staff
- Board
- Residents
- Landlords
- Community based organizations
- Partners



Guiding Principles

To be refined

Stakeholder Engagement

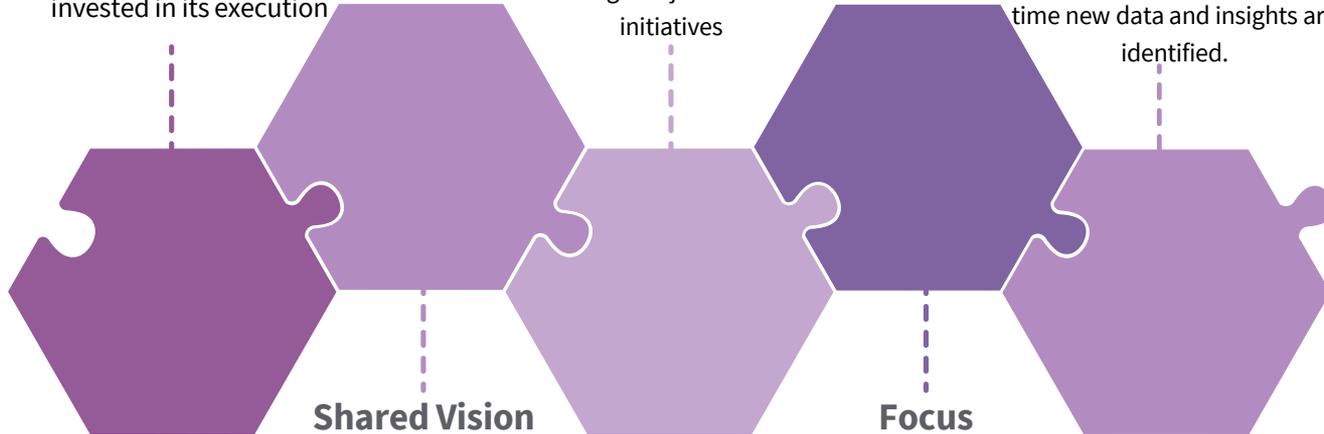
Engage as many people as possible. The more people that are engaged, the more people invested in its execution

Strategic Alignment

Ensure alignment between our mission, vision, strategic objectives and initiatives

Iterative Process

Ensure that the plan is not written is stone. It should evolve incrementally each time new data and insights are identified.



Shared Vision

Create a shared vision up front, so everyone is clear on what we want to achieve

Focus

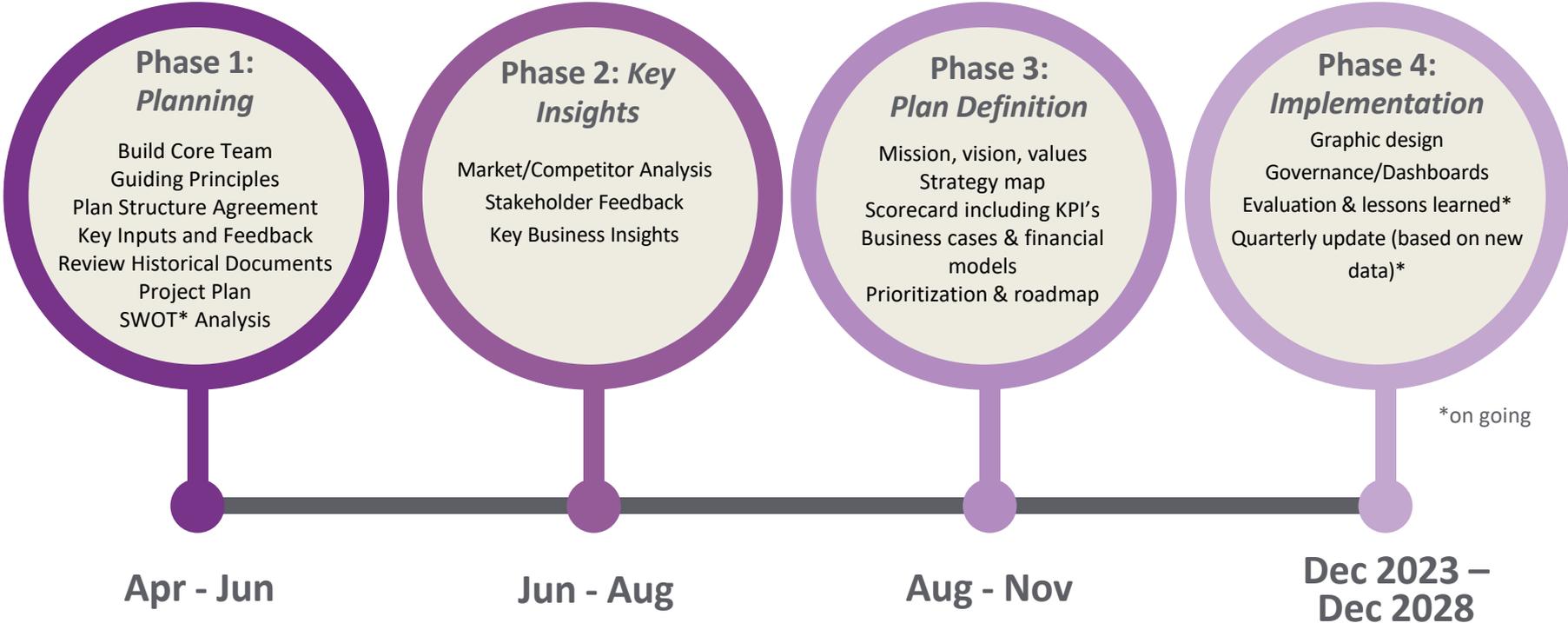
Prioritize so the organization is clear on what to do, and even more importantly, what not to do

Timeline and Process

Phased Approach

*What is a SWOT Analysis?

A method for identifying and analyzing internal Strengths and Weaknesses and external Opportunities and Threats that shape current and future operations and help develop strategic goals



*on going

Strategic Planning Teams

Made up to Agency leadership and staff, content experts, bargaining unit partners and outside support as needed

- Champion the process
- Make strategic decisions
- Approve the strategic plan
- Provide resources and support to the core team and the measurement team

Leadership Team

- Execute the strategic planning process
- Develop the strategic plan
- *Including:*
 - Faith in the Valley
 - Dr. Tiffany White
 - Central Valley Health Policy Institute

Core Team

- Develop detailed definition of the key performance indicators (KPIs)
- Identify data sources
- Update regularly the KPIs dashboard

Measurement Team



Questions, Thoughts and Ideas



Housing Choice Voucher (HCV) Program Updates

Presentation by Brandy Woodard

May 22, 2023



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What I will Cover Today:

- The Opening of the Interest List
 - Date
 - New Strategies
 - Outreach
- The Voucher Incentive Program



Save the Date!

Housing Choice Voucher

Interest List Opening
June 15, 2023-July 14, 2023

New Strategies to Improve Operational Efficiencies

- Website will be updated to include all information necessary to apply
- Eight virtual/in-person FAQ sessions 05/25-6/13
- During the Opening the lobby will be available to the public for on-site assistance
- Inspectors will drop off copies of flyers to county rural grocery stores
- Several sites across the County will offer technology and internet support
- During the opening, we are increasing staff coverage to assist with answering questions
- Additional iPads for applicants to check in, to ensure all other kiosks are still available for regular daily operations

Outreach, Outreach, Outreach

PUBLIC NOTICE

Fresno Bee
Agency Website

RADIO / TV

English, Spanish
and Hmong

SOCIAL MEDIA

Expanding Social
Media Presence

VIRTUAL / IN PERSON FAQ SESSIONS

8 Total Sessions
Answer Questions
5/25 – 6/13

PARTNERING WITH CBO'S

Letter to over 100 CBO's
Partnership with FCSS
Partnership with Libraries
Flyers
Social Media



Voucher Incentive Program

- 58 families in the pipeline and \$68,609 invested
 - 16 families moved into a unit
 - 12 families that have turned in paperwork for a unit to be inspected
 - 11 new units to the program
 - 4 new owners to the program
 - 43 households have attended Resident Education
- Landlord Launch and Learn
 - In-house May 25th 2023 from 3-5pm

