



Board of Commissioners Meeting

January 24, 2023

AGENDA

Regular Joint Meeting of the Boards of Commissioners of Fresno Housing

5:00 PM • JANUARY 24, 2022

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=ZHIJTzNrbURpVjJOTUhHTTRsUGJIUT09>

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. Presentations and Announcements

Fresno Housing special acknowledgments and presentations

4. 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.

5. Potential Conflicts of Interest

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

6. Governance Matters

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

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7. Consent Agenda	
<i>All Consent Agenda items are considered to be routine action items and will be enacted in one motion unless pulled by any member of the Boards of Commissions or the public. There will be no separate discussion of these items unless requested, in which event the item will be removed from the Consent Agenda and considered following approval of the Consent Agenda.</i>	
a. Governance: Consideration of the Minutes of November 15, 2022	12
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d. Authorization to Enter into an Architectural Agreement – Step Up on 99	
<i>Consideration of Approval of Architectural Agreement for Step Up on 99</i>	
e. Authorization to Enter into an Architectural Agreement – La Joya Commons	34
<i>Consideration of Approval of Architectural Agreement for La Joya Commons</i>	
f. Consideration of Grant Funding Agreement with the City of Fresno for Interim Shelter Operations at Journey Home	38
<i>Consideration of a Grant Agreement with the City of Fresno to Support Interim Shelter Operations at Journey Home for 2023</i>	
<hr/>	
8. Staff Presentations and Discussion Items	42
a. 2023 Mixed Finance Budget Overview	
<i>An overview of the 2022 budgets for the Limited Partnerships and other entities.</i>	
b. Real Estate Development Update	47
<i>An overview of activities and deliverables to date.</i>	
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9. Action	
a. Consideration of Resolutions to Assign Designees and Authorize Officers/ Employees to Conduct Business on Behalf of Fresno Housing	48
<i>Authorization of Agency designees in business and banking transactions.</i>	56
b. Authorization to Award General Construction Contract – Heritage Estates	
<i>Consideration of Contract for General Construction Services for Heritage Estates</i>	60
c. Approval of the MOU with the SEIU Local 521	
<i>Consideration of approval of the Memorandum of Understanding with SEIU Local 521 union.</i>	64
d. City: Consideration of the Submission of the Section-Eight Management Assessment Program (SEMAP) Certification	64
e. County: Consideration of the Submission of the Section-Eight Management Assessment Program (SEMAP) Certification	67
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10. Closed Session	
a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS	

FRESNO HOUSING

Property: 1331 Fulton Street, Fresno CA 93721

Agency Negotiator: Tyrone R. Williams and Michael Duarte

Negotiating Parties: Fresno Housing Authority and State Center Community College District

Under Negotiating: Price and Terms of Payment

12. Report Out of Closed Session

13. Adjournment

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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: January 19, 2023

BOARD MEETING: January 24, 2023

AGENDA ITEM: 6a

AUTHOR: Various Staff

Executive Summary

The Boards of the Fresno Housing Authority have established four strategic goals: 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 Executive Leadership and Staff's efforts to progress toward realizing 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
The Monarch @ Chinatown	Under Construction/ Stabilization	1101 F Street Fresno, CA	57	99.8%
Esperanza Commons <i>(fka Mendota Farm Labor)</i>	Under Construction	241 Tuft Street Mendota, CA	60	45%
Corazón del Valle Commons <i>(fka Huron RAD)</i>	Under Construction Pending HCD HOME Application	Fresno and 12 th Street Huron, CA	61	59%
The Arthur @ Blackstone <i>(fka Blackstone/Simpson)</i>	Under Construction	3039 N Blackstone Avenue Fresno, CA	41	17.11%
Sun Lodge (fka Day's Inn)	Under Construction	1101 N. Parkway Drive Fresno, CA	64	27.3%
Citrus Gardens	Under Construction	201 Citrus & 451 10 th St. Orange Cove, CA	30	0%
Avalon Commons Phase I <i>(fka Chestnut/Alluvial)</i>	Pre-Development NPLH Awarded 2 nd Round 2022 TCAC Award Pending City of Fresno Award Pending SuperNOFA MHP Application April 2023 Closing	7521 N. Chestnut Ave. Fresno, CA	60	N/A
La Joya Commons <i>(fka Firebaugh Family)</i>	Pre-Development 2021 Joe Serna, Jr. Awarded 2 nd Round TCAC Awarded Pending PLHA Application June 2023 Closing	1501 Clyde Fannon Road Firebaugh, CA	68	N/A
Step Up on 99 (fka Motel 99)	Pre-Development Homekey Awarded 2 nd Round TCAC Awarded Pending City of Fresno Award Pending SuperNOFA MHP 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	Southwest Fresno-TBD	33	N/A

San Joaquin Commons-Phase I	Pre-Development	Corner of West Colorado Avenue & 5th Street, San Joaquin, CA 93660	51	N/A
California Avenue Neighborhood	Pre-Development Planning CNI Awarded	Southwest Fresno - TBD	TBD	N/A

Project Highlights

La Joya Commons and Step Up on 99 received 9% tax credit awards off of the Round 2 waiting list, and have a projected finance closing/construction start date of June 2023.

We anticipate beginning Phase II of Esperanza Commons construction in early spring. The Monarch @ Chinatown achieved a 100% lease-up in December 2022, and the final exterior work is anticipated to be complete by end of January 2023.

FRESNO HOUSING PORTFOLIO - MANAGED ASSETS, 10/01/2022 – 10/31/2022			
	Total No. of Units	Total Vacant	Current Occupancy
CITY OF FRESNO			
City of Fresno	1190	27	97.47%
COUNTY OF FRESNO			
County of Fresno	1181	53	95.25%
COUNTY OF FRESNO - SEASONAL			
Seasonal Properties	194	140	27.83%
Hold/In Construction	170	46	72.35%

Property Management

On December 30, 2022, we congratulated and thanked Julie Woodard for her 40 years of service. We wish Julie all the best and hope she enjoys retirement.



PUBLIC

Overview

Fresno Housing seeks to build support for housing as a key component of vibrant, sustainable communities through public information, engagement, and advocacy that promotes affordable housing and supports the advancement of Fresno's low-income residents.

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

PARTNERSHIP

Overview

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

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

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

Alegre Commons (<i>fka Barstow Commons/The Villages at Barstow</i>)	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
The Arthur @ Blackstone (<i>fka Blackstone/Simpson</i>)	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
Avalon Commons Phase I (<i>fka Chestnut/Alluvial</i>)	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
Project Homekey	City of Fresno Turning Point Fresno County	Partner in application to the Homekey program and operational funding to provide housing to populations most vulnerable to COVID-19

MANAGEMENT GOALS

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

Sustainability

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

Accounting and Finance

The accounting staff has been working diligently to close the books in 2022. The 2022 audit was kicked off with CohnReznick, LLP, and Novogradac & Co. LLP's auditors to complete the financial and compliance audits for the fiscal year 2022. Audits and tax returns for the limited partnerships (mixed-finance properties) are due in the months of February and March. FH is also required to submit an unaudited Financial Data Schedule to HUD on March 15th.

Innovation Technology and Information Systems

The Information Systems (IS) team and Property Management staff have launched two additional components to Yardi's web-based software. First, after a successful pilot of Viking village, 9 additional affordable properties have gone live on the Rent Cafe. Residents will be able to initiate their Annual

Recertification process online. In addition to various operational efficiencies gained using Rent Café. Now, residents can participate in the process from anywhere and at any time. The IS team will also launch Yardi Marketplace on January 26th. Yardi Marketplace simplifies purchasing by consolidating invoice processing, vendor management, and payments.

The Innovation and Technology (IT) team, has kicked off the phone system upgrade project. The new system is a Cloud Based Phone System that will allow all employees to take part in the Agency phone system from any location. It will bring full phone capabilities to Microsoft teams along with additional features to improve communication from any computer or mobile device.

Human Resources

During the month of January, the Human Resources staff is providing instruction regarding Workplace Violence Prevention. This workshop includes a review of the Agency’s Workplace Violence Policy to ensure all employees understand that violence or threats of violence are not tolerated. The instruction also addresses how to prevent such acts and what to do in response. The instruction also discusses what to do in the event of an Active Shooter.

We are commencing our first cohort of the 2023 Supervisor Academy. The first subject is “My Role as a Supervisor”. The participants will review the roles and responsibilities of a supervisor as well as how to address communication and time management challenges.

The Human Resources department is in various stages of conducting 10 recruitments for the job titles noted below. Over the last month, 41 interviews have been conducted.

<u>Working Title</u>	<u>Internal/External?</u>	<u>Vacancies</u>	<u>Department</u>
Accountant	Internal	1	Accounting/Finance
Fiscal Services Coordinator	Both	1	Accounting/Finance
Housing Specialist	Both	3	Housing Choice
Leasing Specialist	Both	1	Housing Choice
Program Coordinator - Resident Empowerment	Both	1	Resident Empowerment
Property Specialist II	Internal	3	Property Management
Real Estate Development Manager	Both	1	Real Estate Development
Senior Leasing Specialist	Both	1	Housing Choice
Senior Manager	Both	1	Real Estate Development
Voucher Incentive Coordinator	Both	1	Housing Choice

The Human Resources department is proud to announce the following **new hires, promotions, and transfers**:

Type	Date of Hire	Name	Title	Department
New Hire	1/3/2023	Hannah Taylor	Resident Empowerment Intern	AHD
New Hire	1/3/2023	Rosa Contreras	Resident Intern	AHD
New Hire	1/17/2023	Tammy Townsend	Deputy Executive Director	CORE – Administrative Services
New Hire	1/17/2023	Brandy Woodard	Chief of Housing Choice Programs and Initiatives	Housing Choice
Promotion	1/1/2023	Ahjah Cruise	Outreach and Communications Coordinator to Project Manager	CORE – Administrative Services
Transfer	1/3/2023	Abby Miller	HMIS Training Coordinator	HSM - Property Management

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 a community dialogue about housing solutions; and build support for the agency and quality affordable housing.

Resident Empowerment

The 2023 Fresno Madera Continuum of Care Point in Time has started this evening from 5 pm to midnight; will continue tomorrow evening from 5 pm to midnight and conclude Thursday from 7 am - 4 pm.

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

Tuesday, November 15, 2022

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, November 15, 2022, 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 5:04 p.m. by Board Chair, Commissioner Jones of the Board of Commissioners of the Housing Authority of the City of Fresno. Roll call was taken and the Commissioners present and absent were as follows:

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

ABSENT: Sabrina Kelley

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

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

ABSENT: None.

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

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

Ken Price, General Counsel, requested to amend the agenda by removing the following items:

- 3, Appointment of Fresno Housing CEO to the California Housing Finance Agency Board of Directors;
- 7a, Consideration of the Minutes for the Joint Regular Board Meeting on October 25, 2022; and
- 9a, Public Employee Evaluation

In addition, for continuity of quorum purposes Mr. Price recommended moving item 7 – Consent Agenda to follow directly after item 2 – Approval of the Agenda and then to move item 9 – Closed Session to follow directly after item 7.

There was no public comment.

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

MOTION PASSED: 6 – 0

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

MOTION PASSED: 5 – 0

7. CONSENT AGENDA

- b. Consideration of the Investment Policy
- c. Consideration of Approval to Apply for California Department of Housing and Community Development Permanent Local Housing Allocation Funds – San Joaquin Commons Phase I
- d. Consideration of Approval to Apply for California Depart. of Housing and Community Development Permanent Local Housing Allocation Funds – La Joya Commons
- e. Consideration of Approval to Accept City of Fresno Loan–Avalon Commons Phase I
- f. Consideration of Adoption of the Agency 2023 Calendar
- g. Consideration of Ratification of Submission of Statement of Qualifications to the State of California for Affordable Housing Development for Excess Sites
- h. Consideration of a Partnership with Fresno County EOC to Develop a Head Start Facility

Per earlier board action, item 7a was removed from the consent agenda.

COUNTY MOTION: *Commissioner Gallaher moved, seconded by Commissioner Sablan to approve items 7b through 7h on the consent agenda.*

MOTION PASSED: 6 – 0

CITY MOTION: *Commissioner Williams moved, seconded by Commissioner Vaillancourt to approve items 7b through 7h on the consent agenda.*

MOTION PASSED: 5 – 0

9. CLOSED SESSION

- a. CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Government Code Section 54957.6
Agency designated representatives: Tyrone R. Williams and Jeff Cardell Employee organization: SEIU Local 521
- b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code § 54954.5(b))
Property: APN: 449-321-18
Agency negotiator: Tyrone Roderick Williams
Negotiating parties: Housing Authority of the City of Fresno; Mill Valley Motel Investments, Inc.
Under negotiation: Price and Terms
- c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code § 54954.5(b))
Property: APNs: 449-342-03, 449-342-04, and 449-342-05
Agency negotiator: Tyrone Roderick Williams
Negotiating parties: Housing Authority of the City of Fresno; Narinder Singh, Surviving Trustee of the Narinder Singh and Kanta Singh Family Trust Under negotiation: Price and Terms
- d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code § 54954.5(b))
Property: APN: 449-342-02
Agency negotiator: Tyrone Roderick Williams
Negotiating parties: Housing Authority of the City of Fresno; Jose Villa; Edwin Lozano

RoseAnn Dominguez, Fresno Housing Property Specialist II, provided comments. Ms. Dominguez explained that union negotiations were held today and that she was feeling disappointed with the outcome. Ms. Dominguez stated that she hopes the Boards will recognize

and reward employee loyalty going forward. In addition, she stated that ground level staff hearing that leadership was not happy with the level of customer service ground level staff is providing. She explained that upper management is aware of the short staffing issues, the quantity of work expected from them, and should be aware of the factors involved with the customer service situation. She further explained that the pace of work is tough to maintain while also ensuring every resident is well taken care of and that it is disheartening for her and her team members to hear from upper management that they are not doing enough. She requested the Boards keep her staff in mind when conducting their business during closed session.

Chair Jones acknowledged Ms. Dominguez's comments and thanked her for her input.

The Boards of Commissioners entered closed session at 5:20 p.m.

The Boards of Commissioners returned from closed session at 5:57 p.m. and resumed open session.

10. REPORT OUT OF CLOSED SESSION

Ken Price, General Counsel, reported out of closed session the following actions:

- Item 9a was removed from the agenda per earlier board action so this item was not discussed.
- Item 9b had no action to report.
- Items 9c, d and e a motion was made to approve each contract and assign those contracts to the City of Fresno. Upon motion by Vice Chair Vaillancourt, seconded by Commissioner Yanez items 9c, d and e were approved unanimously by the City Board. Upon motion by Commissioner Sablan, seconded by Commissioner Gallaher items 9c, d and e were approved unanimously by the County Board.

4. PUBLIC COMMENT AND PRESENTATIONS

There were no public comments.

5. POTENTIAL CONFLICTS OF INTEREST

There were no conflicts of interest announced at this time.

6. GOVERNANCE MATTERS

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

In addition to the written report:

- Landlord Incentive Program

- Financial resources to landlords
- Financial assistance to voucher holders regarding rental application fees
- Central Office Lobby Reopened officially on November 14, 2022
 - Designed for higher quality customer service
 - Children’s area
 - 54 walk-in visitors since opening
 - COVID check-in system
 - Live staff available to speak to and self-help kiosk
- 2021 Fresno Housing City and County audit was submitted in September
 - U.S. Department of Housing and Urban Development approved the audit in the first round of review.
 - It has been 6 years since approval happened during the first round.
- RentPlus program launched by Property Management.
 - Allows tenants to get credit for timely payments which can help them build positive credit.
- REAC Inspections
- Agency goals through participation on the CalHFA Board
 - Down payment and closing costs across agencies (CalHFA)
 - Creates programs that enable low and moderately low income families
 - Allows Fresno Housing a seat at the table regarding policy administration
- Homeownership Solutions in Sacramento
 - Lending policies for public members/low income.
- Attending CLPHA at Washington
- Staffing announcements
 - Hyasha Anderson - new Executive Office Administrative Coordinator
 - Christina Husbands – promotion to Director of Real Estate Development
- Commissioner Onboarding Training overview

Chair Catalano commended Mr. Williams’s appointment to the CalHFA Board of Directors and acknowledged the importance of the Central Valley and a public housing authority having representation at that level of policy and public administration. Chair Catalano explained that economic prosperity and barrier removal for the Fresno community and surrounding communities will only happen when agencies like Fresno Housing get a seat at the table of policy administration.

There was no public comment.

b. Commissioners’ report

Chair Catalano gave a report as follows:

*Joint Board Meeting
Action Minutes: 11.15.22 Minutes
Adopted:*

The Boards of Commissioners are committed to filling the vacancies on both the City and County Boards for the 2023 year.

8. STAFF PRESENTATIONS AND DISCUSSION ITEMS

a. Update on Strategic Initiatives

- Overview of the Choice Neighborhood Initiative

Tiffany Mangum, Senior Manager – Strategic Initiatives, presented on this item.

There was no public comment.

b. Agency Budget Update

Crystal Cox, Finance Manager, and Nicole Diaz, Director of Finance, presented on this item.

Chair Catalano praised Finance for closing the gap in the budget but called out the fact that the one-time opportunity to use \$1.6 million in reserves will not be available in the following year. He wanted it to be recognized that there are some long-term financial issues that must be addressed in order to prevent shortfalls in the future.

Ms. Diaz confirmed for 2023 and future years the Agency would need to look for funding sources elsewhere.

There was no public comment.

c. Real Estate Development Update

Christina Husbands, Director of Real Estate Development, presented on this item.

There was no public comment.

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 6:39 p.m.

Tyrone Roderick Williams, Secretary to the Boards of Commissioners

BOARD MEMO

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TO: Boards of Commissioners

DATE: January 17, 2023

FROM: Tyrone Roderick Williams
Chief Executive Officer

BOARD MEETING: January 24, 2023

AGENDA ITEM: 7b

AUTHOR: Jaicee Felan

SUBJECT: Authorization to Approve a Pre-Development Loan from HRFC of up to \$1,000,000 for the Step Up on 99 Development

Executive Summary

The purpose of this Board memo is to request approval from the Board of Commissioners related to the predevelopment financing of an affordable housing property located at 1240 & 1280 N. Crystal Avenue, Fresno, CA (APN's: 449-232-01 & 02). The proposed Step Up on 99 project will consist of 63 units to be developed into quality affordable housing.

At the June 20, 2022 meeting, the Board authorized submittal of a Low Income Housing Tax Credit application for Step Up on 99 to the California Tax Credit Allocation Committee (CTCAC). Fresno Housing (FH) received a preliminary reservation from the CTCAC confirming an award of Tax Credits for the project on December 28, 2022 with a Construction Closing date of July 10, 2023.

As part of the next steps in the development process, financing is necessary for costs that will be incurred prior to financial closing. Predevelopment expenses will include a variety of costs related to Step Up on 99, such as the cost of environmental reports, appraisals, architectural fees, permits, etc. Although we have financing commitments for permanent and construction financing, funds are not made available until all diligence is complete and the close of financing occurs in July 2023. At the financing closing, pre-development expenses will be fully reimbursed.

Staff is requesting a predevelopment loan in an amount up to \$1,000,000 from the Housing Relinquished Fund Corporation (HRFC), to be fully repaid by the time of permanent conversion.

Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority adopt the attached resolutions authorizing a predevelopment loan commitment of up to \$1,000,000 from the Housing Relinquished Fund Corporation for expenses incurred in the pre-development phase of the Step Up on 99 project and authorize Tyrone Roderick Williams, Chief Executive Officer,

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

Fiscal Impact

Staff is requesting a predevelopment loan commitment of up to \$1,000,000 from the Housing Relinquished Fund Corporation, sufficient to cover predevelopment expenses associated with the adaptive reuse/new construction of Step Up on 99. Loan funds disbursed will be repaid upon permanent loan closing. The predevelopment loan will carry 4% interest payable to HRFC.

Background Information

Step Up on 99 (fka Motel 99) located at 1240 & 1280 N. Crystal Ave, Fresno, CA 93728 (APN's: 449-232-01 & 02) is an existing 99-unit commercial motel on approximately 2.15 acres. The project site is located in an area of high demand. The property was acquired by the Housing Authority of the City of Fresno, California in August 2020 for \$4,425,000. The current site plan envisions a 63-unit community with a combination of rehabilitation and reconfiguration of existing units to allow for differing bedroom sizes, as well as new construction of two buildings to allow for three-bedroom units and a new community space.

Past Board Action

- August 25, 2020 – Approval to Ratify Purchase and Sale Agreement for Step Up on 99 (fka Motel 99)
- November 17, 2020 – Step Up on 99 (fka Motel 99) Omnibus Resolution assigning PSA to Silvercrest, Inc.; authorizing Silvercrest, Inc. to acquire the Property; and negotiate and execute the Homekey Standard Agreement and Grant Agreement
- June 28, 2021 – Authorization to Submit City of Fresno HOME funds application
- June 20, 2022 – Authorization to Submit Various Funding Applications

RESOLUTION NO. _____

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

**RESOLUTION TO APPROVE A PRE-DEVELOPMENT LOAN COMMITMENT OF UP TO
\$1,000,000 FROM THE HOUSING RELINQUISHED FUND CORPORATION
FOR PRE-DEVELOPMENT EXPENSES RELATED TO THE STEP UP ON 99 PROJECT**

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

WHEREAS The Fresno Step Up at 99, LP, a California limited partnership, was created for the purposes of developing and owning the Step Up on 99 complexes; and

WHEREAS, HACF will be the administrative general partner and Silvercrest, Inc. will be the managing general partner of said LP; and

WHEREAS, HACF is requesting a predevelopment loan commitment of up to \$1,000,000 from the Housing Relinquished Fund Corporation for predevelopment expenses related to the Step Up on 99 projects; and

WHEREAS, the predevelopment loan is expected to be fully repaid at permanent conversion and carry 4% simple interest on the outstanding balance; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA does hereby authorize a Housing Relinquished Fund Corporation loan commitment in the amount of up to \$1,000,000 for predevelopment expenses related to the Step Up on 99 projects and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute the all-related documents.

PASSED AND ADOPTED THIS 24th DAY OF January 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

RESOLUTION NO. _____

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

RESOLUTION TO APPROVE A PREDEVELOPMENT LOAN COMMITMENT OF
\$1,000,000 FROM THE HOUSING RELINQUISHED FUND CORPORATION
FOR PRE-DEVELOPMENT EXPENSES RELATED TO THE STEP UP ON 99 PROJECT

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

WHEREAS, The Fresno Step Up at 99, LP, a California limited partnership, was created for the purposes of developing and owning the Step Up on 99 complex; and

WHEREAS, The Housing Authority of the City of Fresno (HACF), California will be the administrative general partner and Silvercrest, Inc. will be the managing general partner of said LP; and

WHEREAS, HAFC is requesting a predevelopment loan commitment of up to \$1,000,000 from the Housing Relinquished Fund Corporation for predevelopment expenses related to the Step Up on 99 project; and

WHEREAS, the predevelopment loan is expected to be fully repaid at permanent conversion and carry 4% simple interest on the outstanding balance; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, CA does hereby authorize a Housing Relinquished Fund Corporation loan commitment of \$1,000,000 for predevelopment expenses related to the Step Up on 99 project and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute the all related documents.

PASSED AND ADOPTED THIS 24th DAY OF January 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

DATE: January 17, 2023

FROM: Tyrone Roderick Williams
Chief Executive Officer

BOARD MEETING: January 24, 2023

AGENDA ITEM: 7c

AUTHOR: Brandon Gonzalez

SUBJECT: Authorization to Approve a Pre-Development Loan from HRFC of
Up To \$300,000 for the San Joaquin Commons – Phase I Development

Executive Summary

The purpose of this Board memo is to request approval from the Board of Commissioners related to the predevelopment financing of an affordable housing property located at the Corner of W. Colorado Avenue and 5th Street, San Joaquin, CA 93660. (APN's: 033-210-01-S through 05-S). The proposed San Joaquin Commons – Phase I project will consist of 51 units to be developed on approximately 3.67 acres.

As part of the next steps in the development process, financing is necessary for costs that will be incurred in the course of financing applications. Predevelopment expenses will include a variety of costs related to San Joaquin Commons, such as the cost of environmental reports, appraisals, architectural fees, entitlement permits, etc. Staff will continue to pursue permanent and construction financing, for which funds would not be available until all diligence is complete and the close of financing occurs. At the financing closing, pre-development expenses would be fully reimbursed.

The purpose of this memo is to request a predevelopment loan in an amount up to \$300,000 from the Housing Relinquished Fund Corporation (HRFC), to be fully repaid by the time of permanent conversion.

Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority adopt the attached resolutions authorizing a predevelopment loan commitment of up to \$300,000 from the Housing Relinquished Fund Corporation for expenses incurred in the pre-development phase of the San Joaquin Commons – Phase I project and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, and/or their designee, to negotiate and execute documents in connection with the approved actions.

Fiscal Impact

Staff is requesting a predevelopment loan commitment of up to \$300,000 from the Housing Relinquished Fund Corporation, sufficient to cover predevelopment expenses associated with the new construction of San Joaquin Commons – Phase I project. Loan funds disbursed will be repaid upon permanent loan closing. The pre-development loan will carry 4% interest.

Background Information

San Joaquin Commons, located on the corner of W. Colorado Avenue and 5th Street, San Joaquin, CA 93660 is a proposed 114-unit new construction project in San Joaquin, CA. The subject property is owned by Fresno Housing. Phase I of the Project will include 51 units comprised of fourteen (14) one-bedroom units, sixteen (16) two-bedroom units, twelve (12) three-bedroom units, eight (8) four-bedrooms and one (1) three-bedroom manager unit. The households will have access to common area facilities in an on-site community building with approximately 3,800 net square feet where resident services will be offered free of charge. Residents of San Joaquin will have access to interior community spaces, outdoor play spaces for children, and picnic-relaxation areas. The community room at San Joaquin will accommodate services for families and children, community events, and property management-related functions. The property will have on-site laundry facilities. An emphasis will be placed on efficient mechanical systems (HVAC, water heating) and efficient shell measures (light color stucco, metal roofing/single-ply TPO). The site will also use drought resistant landscaping.

Past Board Action

- November 15, 2022 - Consideration of Authorization to Apply for Permanent Local Housing Allocation (PLHA) Funds

RESOLUTION NO. _____

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

RESOLUTION TO APPROVE A PRE-DEVELOPMENT LOAN COMMITMENT OF UP TO
\$300,000 FROM THE HOUSING RELINQUISHED FUND CORPORATION
FOR PRE-DEVELOPMENT EXPENSES RELATED TO THE SAN JOAQUIN COMMONS –
PHASE I PROJECT

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

WHEREAS, A “to be determined” California limited partnership, will be created for the purposes of developing and owning the San Joaquin Commons – Phase I complex; and

WHEREAS, the Housing Authority of Fresno County, CA will be the administrative general partner and Silvercrest, Inc. will be the managing general partner of said LP; and

WHEREAS, HACF is requesting a predevelopment loan commitment of up to \$300,000 from the Housing Relinquished Fund Corporation for predevelopment expenses related to the San Joaquin Commons – Phase I project; and

WHEREAS, the predevelopment loan is expected to be fully repaid at permanent conversion and carry 4% simple interest on the outstanding balance; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA does hereby authorize a Housing Relinquished Fund Corporation loan commitment in the amount of up to \$300,000 for predevelopment expenses related to the San Joaquin Commons – Phase I project and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute the all related documents.

PASSED AND ADOPTED THIS 24th DAY OF January, 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

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY, CA

RESOLUTION TO APPROVE A PRE-DEVELOPMENT LOAN COMMITMENT OF UP TO \$300,000 FROM THE HOUSING RELINQUISHED FUND CORPORATION FOR PRE-DEVELOPMENT EXPENSES RELATED TO THE SAN JOAQUIN COMMONS – PHASE I PROJECT

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

WHEREAS, A “to be determined” California limited partnership, will be created for the purposes of developing and owning the San Joaquin Commons – Phase I complex; and

WHEREAS, The Housing Authority of Fresno County, CA (HAFC) will be the administrative general partner and Silvercrest, Inc. will be the managing general partner of said LP; and

WHEREAS, HAFC is requesting a predevelopment loan commitment of up to \$300,000 from the Housing Relinquished Fund Corporation for predevelopment expenses related to the San Joaquin Commons – Phase I project; and

WHEREAS, the predevelopment loan is expected to be fully repaid at permanent conversion and carry 4% simple interest on the outstanding balance; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, CA does hereby authorize a Housing Relinquished Fund Corporation loan commitment in the amount of up to \$300,000 for predevelopment expenses related to the San Joaquin Commons – Phase I project and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute the all related documents.

PASSED AND ADOPTED THIS 24th DAY OF January 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

DATE: January 17, 2023

FROM: Tyrone Roderick Williams
Chief Executive Officer

BOARD MEETING: January 24, 2023

AGENDA ITEM: 7d

AUTHOR: Jaicee Felan

SUBJECT: Authorization to Award an Architectural Contract for Step Up on 99

Executive Summary

The purpose of this Board memo is to request approval from the Board of Commissioners related to the development of an affordable housing property located at 1240 and 1280 N. Crystal Ave, Fresno, CA (APN's: 449-232-01 & 02). The requested action includes authorizing the award of the Architect's contract for the project. The proposed Step Up on 99 project will be redeveloped into quality affordable housing and will consist of 63 units.

At the June 20, 2022 meeting, the Board authorized submittal of a Low Income Housing Tax Credit application. Fresno Housing (FH) received a reservation from the California Tax Credit Allocation Committee (CTCAC) confirming an award of Tax Credits for the project on December 28, 2022, with a construction closing date of July 10, 2023.

R.L. Davidson was selected as a successful proposer as part of a general architectural services vendor pool from RFQ Q22001. The design team must launch on full construction drawings in anticipation of the July 10, 2023 closing deadline. R.L. Davidson has provided a proposal for the completion of construction drawings and construction administration in the amount of \$498,000. Staff are recommending moving forward with R.L. Davidson on the Step Up on 99 project.

The purpose of this memo is to recommend an architectural contract award to R.L. Davidson, Inc. Architects for the development of detailed construction drawings and the construction administration of the Step Up on 99 housing development. It also includes the cost of hiring an energy consultant to model the current and proposed energy efficiency of the Step Up on 99 building type, a requirement of the California Tax Credit Allocation Committee (CTCAC). The proposed contract totals \$498,000.

Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority approve the proposed contract totaling \$498,000 with R.L. Davidson, Inc. Architecture, to perform architectural services for the Step Up on 99 housing

development and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute all agreements and ancillary document in connection therewith.

Fiscal Impact

Staff is seeking approval for an architectural contract of \$498,000. The work will ultimately be paid for out of the development budget with the sources of funding generated for this project. Until the construction finance close, the design contract work will be funded with the approved pre-development budget.

Background Information

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

Past Board Action

- August 25, 2020 – Approval to Ratify Purchase and Sale Agreement for Step Up on 99 (fka Motel 99)
- November 17, 2020 – Step Up on 99 (fka Motel 99) Omnibus Resolution assigning PSA to Silvercrest, Inc.; authorizing Silvercrest, Inc. to acquire the Property; and negotiate and execute the Homekey Standard Agreement and Grant Agreement
- June 28, 2021 – Authorization to Submit City of Fresno HOME funds application
- June 20, 2022 – Authorization to Submit Various Funding Applications

RESOLUTION NO. _____

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

RESOLUTION APPROVING AWARD OF ARCHITECTURAL CONTRACT TO R.L.
DAVIDSON, INC. ARCHITECTS FOR THE STEP UP ON 99 PROJECT LOCATED AT 1240
& 1280 NORTH CRYSTAL AVENUE, FRESNO, CA

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

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

WHEREAS, a reservation of Low Income Housing Tax Credits (LIHTCs) has been allocated to the Step Up on 99 project from the California Tax Credit Allocation Committee; and,

WHEREAS, HACF is the developer of the Step Up on 99 project, an affordable multi-family development located at 1240 & 1280 N. Crystal Avenue, Fresno, CA (APN’s: 449-232-01 & 02); and,

WHEREAS, HACF issued a Request for Proposals and R.L. Davidson, Inc. Architects was one of the successful proposers and was awarded a general architectural services contract; and,

WHEREAS, HACF desires to enter into a project specific Architectural contract with R.L. Davidson, Inc., Architecture for architectural services at said project for a total of \$498,000 to complete construction permit drawings and construction administration; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California hereby authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer or their designee to negotiate the terms of and execute the aforementioned contract and supporting documents with R. L. Davidson, Inc. Architecture for architectural services at Step Up on 99 in Fresno, California.

PASSED AND ADOPTED THIS 24th DAY OF January 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

DATE: January 17, 2023

FROM: Tyrone Roderick Williams
Chief Executive Officer

BOARD MEETING: January 24, 2023

AGENDA ITEM: 7e

AUTHOR: Eduardo Rodriguez

SUBJECT: Authorization to Award an Architectural Contract for La Joya Commons

Executive Summary

The purpose of this Board memo is to request approval from the Board of Commissioners related to the development of an affordable housing property being contemplated at the corner of Clyde Fannon Drive and P Street in Firebaugh, California (APNs: 007 140 07ST & 007 140 04ST). The requested action includes authorizing the award of the Architect's contract for the project. The proposed La Joya Commons project will consist of demolition of the existing structures and new construction of 68 units.

At the February, 2022 meeting, the Board authorized submittal of a Low Income Housing Tax Credit application. Fresno Housing (FH) received a reservation from the California Tax Credit Allocation Committee (CTCAC) confirming an award of Tax Credits for the project on December 21, 2022, with a Construction Closing date of June 27, 2023.

Paul Halajian Architects was selected as a successful proposer as part of a general architectural services vendor pool from RFQ Q22001. The design team must launch on full construction drawings in anticipation of the June 27, 2023 closing deadline. Paul Halajian Architects has provided a proposal for the completion of construction drawings and construction administration in the amount of \$826,560.

Staff are recommending moving forward with Paul Halajian Architects on the La Joya Commons project. The contract will cover the development of detailed construction drawings and the construction administration of the La Joya Commons development. The contract also includes several subconsultants including structural engineering, landscape engineering, energy modeling, stormwater monitoring, and dry utilities design.

Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority approve the proposed contract totaling \$826,560. with Paul Halajian Architects, to perform architectural services for the La Joya Commons development and authorize Tyrone Roderick Williams, Chief Executive Officer,

Michael Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute all agreements and ancillary document in connection therewith.

Fiscal Impact

Staff is seeking approval for an architectural contract of \$826,560. The work will ultimately be paid for out of the development budget with the sources of funding generated for this project. Until the construction finance close, the design contract work will be funded with the approved pre-development budget.

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 known as Firebaugh Farm Labor Housing, was constructed in 1974 and operates 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 Action

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

RESOLUTION NO. _____

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

RESOLUTION APPROVING AWARD OF ARCHITECTURAL CONTRACT TO PAUL HALAJIAN ARCHITECTS FOR THE LA JOYA COMMONS PROJECT LOCATED AT THE CORNER OF CLYDE FANON ROAD AND P STREET IN FIREBAUGH, CA (APNs: 007 140 07 & 007 140 04 ST)

WHEREAS, the mission of the Housing Authority of Fresno County, California (“HAFC”) includes the development and provision of affordable housing units within Fresno County; and,

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

WHEREAS, a reservation of Low-Income Housing Tax Credits (LIHTCs) has been allocated on December 21, 2022 to the La Joya Commons project from the California Tax Credit Allocation Committee; and,

WHEREAS, HAFC is the developer of the La Joya Commons project, an affordable multi-family development located at Clyde Fanon Road and P Street (APNs: 007 140 07 & 007 140 04 ST); and,

WHEREAS, HAFC issued a Request for Proposals and Paul Halajian Architecture was one of the successful proposers and was awarded a general architectural services contract; and,

WHEREAS, HAFC desires to enter into a project specific Architectural contract with Paul Halajian Architecture for architectural services at said project for a total of \$826,560 to complete construction permit drawings and construction administration; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California hereby authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer and/or their designee to negotiate the terms of and execute the aforementioned contract and supporting documents with Paul Halajian Architecture for architectural services at La Joya Commons in Fresno, California.

PASSED AND ADOPTED THIS 24th DAY OF JANUARY 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

FROM: Tyrone Roderick Williams

Chief Executive Officer

SUBJECT: Approval of New Funding Agreement for Interim Shelter
Operations at Journey Home

DATE: January 17, 2023

BOARD MEETING: January 24, 2023

AGENDA ITEM: 7f

AUTHOR: Dave Brenner

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's 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 approve a grant agreement with the City of Fresno to support operations at Journey Home for 2023 in the amount of up to \$1 million.

In 2023, 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 closing deadline in June, 2023. Successful closing of Step Up on 99 would leave two remaining operational shelter – Journey Home and Golden State Triage Center. Golden State Triage is under a master lease agreement with Turning Point of Central California. Plans to convert Journey Home and Golden State Triage into permanent housing continue with entitlements and funding applications planned to in 2023.

Fiscal Impact

A grant funding agreement with the City of Fresno for up to \$1 million will support interim shelter operations at Journey Home throughout 2023.

Recommendation

It is recommended that the Boards of Commissioners adopt a resolution providing authorization to enter into a grant agreement for interim shelter operations with the City of Fresno in an amount up to \$1 million to support

Journey Home for 2023 and authorize Tyrone Roderick Williams, Chief Executive Officer, 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 TO APPROVE A GRANT FUNDING AGREEMENT FOR INTERIM SHELTER OPERATIONS AT JOURNEY HOME WITH THE CITY OF FRESNO

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

WHEREAS, Homekey uses federal Coronavirus Relief Fund (CRF) money to acquire under-utilized hotels, motels, or other available properties to provide refuge for individuals or families that are experiencing homelessness or are at risk of homelessness and who are at high risk for serious illness and are impacted by COVID-19; 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 not to exceed \$1,000,000 for interim shelter operations at Journey Home for 2023; 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 up to \$1,000,000 for interim shelter operations at Journey Home to support 2023 operations and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute all related documents.

PASSED AND ADOPTED THIS 24th DAY OF JANUARY, 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

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 1/24/2023
AGENDA ITEM: 8a
SUBJECT: 2023 Operating Budgets for Mixed Finance Properties

AUTHOR: Crystal Cox
DEPARTMENT: Finance & Accounting
MEMO DATE: 1/2/2023

Executive Summary

The purpose of this memo is to present the 2023 Budgets for the Mixed Finance properties to the Boards of Commissioners.

Over the years, Fresno Housing has sponsored forty-one affordable housing projects that will be operational in 2023. As part of this “sponsorship” process, the Boards are first asked to approve the formation and creation of a limited partnership that will “own” the affordable housing development, and Silvercrest, Inc. (a subsidiary of the Housing Authorities) is generally named as the Managing General Partner (MGP) of the partnership. One of the responsibilities of the MGP is to review and approve the annual operating budgets and financial performance for the partnerships. As such, the Silvercrest Inc. Board of Directors will be asked to adopt the 2023 Budgets for the forty-one limited partnership properties, which are collectively referred to as the “Mixed Finance” properties. And because Fresno Housing originally sponsored these projects and has a vested interest in the success of the properties, staff will also be presenting the 2023 annual operating budgets to the Housing Authority Boards of Commissioners.

Fiscal Impact

There is no fiscal impact.

Recommendation

This item is informational only for the FH Boards of Commissioners. The Board of Directors for Silvercrest, Inc. will be asked to approve the 2023 Operating Budgets for the Mixed Finance properties.

Fresno Housing
2023 Mixed Finance Budgets

Property Name	Yosemite Village	Parc Grove Northwest	Granada Commons	Parc Grove Commons II	Renaissance at Trinity	Renaissance at Santa Clara	Renaissance at Alta Monte	Bridges at Florence	City View @ Van Ness	Mendota RAD	Orange Cove RAD
# Of Units	69	148	16	215	20	70	30	34	45	124	90
INCOME											
NET TENANT INCOME	675,427	1,686,275	165,908	2,353,200	216,692	777,161	300,073	300,890	451,800	1,192,368	840,549
TOTAL OTHER INCOME	-	3,600	-	3,600	39,660	660	41,373	100	2,400	-	-
TOTAL INCOME	675,427	1,689,875	165,908	2,356,800	256,352	777,821	341,446	300,990	454,200	1,192,368	840,549
EXPENSES											
TOTAL PAYROLL EXPENSES	178,553	309,500	31,200	464,200	36,365	127,735	66,974	65,160	76,740	226,343	201,929
TOTAL ADMINISTRATIVE EXPENSES	116,128	149,660	40,156	223,350	48,130	102,033	48,304	44,414	93,802	186,863	148,150
TOTAL TENANT SERVICES EXPENSES	39,346	58,400	9,400	90,000	8,700	21,225	12,396	14,400	625	83,940	72,614
TOTAL UTILITY EXPENSES	137,887	161,950	20,211	277,580	47,436	107,990	85,060	40,370	57,350	214,856	152,735
TOTAL MAINTENANCE EXPENSES	152,671	263,800	30,422	393,000	47,724	274,008	94,050	53,940	50,900	178,005	132,983
TOTAL TAXES & INSURANCE EXPENSES	21,417	44,671	10,082	54,889	43,168	30,206	15,783	16,258	29,910	32,472	51,905
TOTAL OPERATING EXPENSES	646,001	987,981	141,471	1,503,019	231,522	663,197	322,567	234,542	309,327	922,478	760,317
NET OPERATING INCOME	29,426	701,894	24,437	853,781	24,830	114,624	18,879	66,448	144,873	269,889	80,232
TOTAL NON-OPERATING EXPENSES	20,700	537,063	11,582	367,785	18,282	51,967	23,987	36,608	113,464	240,184	36,520
CASH FLOW	8,726	164,831	12,855	485,996	6,548	62,657	-5,108	29,840	31,409	29,705	43,711

Fresno Housing
2023 Mixed Finance Budgets

Property Name	Fresno RAD	Viking Village RAD	Marion Villas	Pacific Gardens	Legacy Commons I	541 @ South Tower & Cedar Heights	Rio Villas	Paseo 55	Villa Del Mar	Elderberry	Kings River Commons
# Of Units	193	40	46	56	64	45	30	55	48	75	60
INCOME											
NET TENANT INCOME	1,719,633	369,508	374,300	411,810	568,546	465,600	313,763	485,371	607,115	667,575	570,150
TOTAL OTHER INCOME	-	-	150	1,040	-	600	1,200	-	1,050	900	600
TOTAL INCOME	1,719,633	369,508	374,450	412,850	568,546	466,200	314,963	485,371	608,165	668,475	570,750
EXPENSES											
TOTAL PAYROLL EXPENSES	459,063	99,712	70,073	106,429	94,731	94,200	56,303	114,195	120,600	63,600	105,600
TOTAL ADMINISTRATIVE EXPENSES	289,749	79,707	51,068	106,766	80,846	47,514	52,298	94,294	71,788	65,702	64,062
TOTAL TENANT SERVICES EXPENSES	82,004	20,800	21,777	15,528	39,996	20,150	15,480	26,400	19,300	2,400	34,300
TOTAL UTILITY EXPENSES	231,983	39,214	62,589	64,729	79,281	44,245	26,619	71,148	67,345	73,255	63,600
TOTAL MAINTENANCE EXPENSES	340,695	71,344	55,671	81,001	120,237	72,100	30,667	71,322	134,500	117,000	58,800
TOTAL TAXES & INSURANCE EXPENSES	56,234	12,558	22,116	19,543	55,974	25,555	16,718	47,878	18,373	18,379	67,919
TOTAL OPERATING EXPENSES	1,459,728	323,336	283,294	393,996	471,065	303,764	198,085	425,238	431,906	340,336	394,281
NET OPERATING INCOME	259,905	46,172	91,156	18,854	97,482	162,436	116,879	60,133	176,259	328,139	176,469
TOTAL NON-OPERATING EXPENSES	67,124	26,099	-	16,800	81,231	16,344	32,151	16,500	24,515	203,612	122,846
CASH FLOW	192,781	20,073	91,156	2,054	16,251	146,092	84,728	43,633	151,744	124,527	53,623

Fresno Housing
2023 Mixed Finance Budgets

Property Name	Cueva de Oso	Fenix @ Calaveras & Fenix @ Glenn	Brierwood Court	Legacy Commons II	Renaissance at Parc Grove	Blossom Trail	Magnolia Commons	Oak Grove Commons	Mariposa Commons	Orchard Apartments
# Of Units	47	30	75	64	39	48	60	56	40	40
INCOME										
NET TENANT INCOME	427,528	256,335	1,120,250	579,650	441,199	397,865	585,398	541,204	532,116	579,719
TOTAL OTHER INCOME	-	1,500	600	-	152,350	5,200	2,400	6,400	5,416	3,540
TOTAL INCOME	427,528	257,835	1,120,850	579,650	593,549	403,065	587,798	547,604	537,532	583,259
EXPENSES										
TOTAL PAYROLL EXPENSES	100,576	61,020	114,000	94,731	88,478	90,871	144,006	113,603	92,120	88,617
TOTAL ADMINISTRATIVE EXPENSES	83,915	38,812	92,366	93,832	87,745	84,891	96,106	87,585	82,458	71,088
TOTAL TENANT SERVICES EXPENSES	34,800	12,000	27,600	30,000	170,110	23,604	28,404	27,204	24,804	24,000
TOTAL UTILITY EXPENSES	79,253	27,760	106,960	76,176	49,006	94,767	127,448	85,731	49,388	52,261
TOTAL MAINTENANCE EXPENSES	81,085	43,300	128,900	89,697	75,990	55,339	81,491	66,163	52,930	72,170
TOTAL TAXES & INSURANCE EXPENSES	18,136	17,752	21,470	31,234	12,771	22,280	22,168	30,254	33,407	48,217
TOTAL OPERATING EXPENSES	397,765	200,644	491,296	415,670	484,102	371,753	499,623	410,539	335,108	356,353
NET OPERATING INCOME	29,764	57,191	629,554	163,981	109,448	31,312	88,175	137,065	202,425	226,905
TOTAL NON-OPERATING EXPENSES	15,840	26,896	274,878	162,942	37,416	14,400	34,775	94,737	188,381	224,582
CASH FLOW	13,924	30,295	354,676	1,038	72,032	16,912	53,401	42,329	14,044	2,323

Fresno Housing
2023 Mixed Finance Budgets

Property Name	Linnaea Villas	Solivita Commons	Villages @ Paragon	Villages @ Broadway	The Monarch	Villages @ Barstow	Wedgwood Apartments	Esperanza Commons	Corazon del Valle	Total
# Of Units	47	60	28	25	56	42	63	7	60	2460
INCOME										
NET TENANT INCOME	564,125	653,400	286,697	246,510	499,917	411,195	462,705	469,005	677,634	25,246,167
TOTAL OTHER INCOME	300	900	77,166	90,716	6,840	3,000	500	800	1,000	455,561
TOTAL INCOME	564,425	654,300	363,863	337,226	506,757	414,195	463,205	469,805	678,634	25,701,728
EXPENSES										
TOTAL PAYROLL EXPENSES	88,860	112,440	66,802	61,578	81,000	116,620	120,731	111,173	86,517	5,002,950
TOTAL ADMINISTRATIVE EXPENSES	48,930	57,228	65,032	59,283	44,228	32,007	90,205	74,909	13,000	3,508,404
TOTAL TENANT SERVICES EXPENSES	19,200	25,600	14,901	12,400	22,800	20,000	2,400	4,800	2,400	1,236,208
TOTAL UTILITY EXPENSES	62,100	82,670	68,377	63,880	66,000	42,060	77,747	120,441	76,040	3,535,499
TOTAL MAINTENANCE EXPENSES	61,800	41,000	93,299	80,978	82,400	103,296	70,280	43,279	158,276	4,306,512
TOTAL TAXES & INSURANCE EXPENSES	32,396	44,943	22,076	22,027	26,379	25,000	26,922	34,058	25,759	1,229,255
TOTAL OPERATING EXPENSES	313,286	363,881	330,487	300,146	322,807	338,983	388,284	388,660	361,992	18,818,828
NET OPERATING INCOME	251,139	290,419	33,375	37,080	183,950	75,212	74,921	81,145	316,642	6,882,900
TOTAL NON-OPERATING EXPENSES	123,740	117,314	24,395	30,038	36,000	58,410	98,553	81,889	72,260	3,782,810
CASH FLOW	127,399	173,105	8,980	7,042	147,950	16,802	-23,632	-744	244,382	3,100,090

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 01/24/2023
AGENDA ITEM: 8b
SUBJECT: Real Estate Development Update

AUTHOR: Michael Duarte
DEPARTMENT: Real Estate Development
MEMO DATE: 01/17/2023

Executive Summary

Staff will provide an overview of real estate development activities.

Recommendation

None at this time.

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 1/24/2023
AGENDA ITEM: 9a
SUBJECT: Consideration of Resolutions to Assign Designees and Authorize Officers/Employees to Conduct Business on Behalf of Fresno Housing

AUTHOR: Nicole Diaz
DEPARTMENT: Finance & Accounting
MEMO DATE: 1/17/23

Executive Summary

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

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

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

Fiscal Impact

There is no fiscal impact.

Recommendation

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

Activity Type	Current Authorizations	Proposed Authorizations
Executing Documents, Contracts, and other instruments	- CEO/Executive Director - Chief Inclusion and Empowerment Officer	- CEO/Executive Director - Chief Real Estate Officer - Deputy Executive Director

FRESNO HOUSING

	- Chief Real Estate Officer	
Conducting Banking Activities & Check Signing	- CEO/ Executive Director - Chief Inclusion and Empowerment Officer - Chief Real Estate Officer	- CEO/ Executive Director - Chief Real Estate Officer - Deputy Executive Director

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

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

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

NOW THEREFORE, be it resolved as follows:

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

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

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

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

PASSED AND ADOPTED THIS 24th day of January, 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 Board of Commissioners

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

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

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

NOW THEREFORE, be it resolved as follows:

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

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

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

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

PASSED AND ADOPTED THIS 24th day of January, 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 Board of Commissioners

RESOLUTION NO. _____

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

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

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

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

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

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

PASSED AND ADOPTED THIS 24th DAY OF January, 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

RESOLUTION NO. _____

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

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

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

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

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

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

PASSED AND ADOPTED THIS 24th DAY OF January, 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

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 1/24/23
AGENDA ITEM: 9b
SUBJECT: Award of General Contractor/Construction Manager (GCCM) Contract – Heritage Estates Design and Build

AUTHOR: Kerry Wiley
DEPARTMENT: Administrative Services
MEMO DATE: 1/19/23

Executive Summary

The purpose of this memo is to request approval from the Boards of Commissioners to award a General Contractor/Construction Manager (GCCM) contract for the Heritage Estates Design and Build.

On October 18, 2022, staff issued a Request for Proposal (RFP) for General Contractor/Construction Management (GCCM) Services. Solicitation efforts included publication in the Fresno Bee, Central Valley Builder's Exchange, Tulare & Kings Builder's Exchange, BIA-Fresno/Madera, Fresno Housing's E-procurement website, and public job walks. Ambitious outreach was conducted to educate individual builders, builder associations, and subcontractors about the project and how to respond to the solicitation.

The proposed scope of work includes design and build of 33 single family homes on a dirt lot, in West Fresno, located at 146 E. Florence Ave. This project includes an option for builder to lead the initial home design and assist in the sale of the homes after construction. The deadline for responses was originally December 15, 2022. The deadline was extended first to December 19 and again to December 22.

Many contractors reached out to gather information about the project and were given individualized assistance to register on the Housing Agency Marketplace. The Agency received two (2) responsive and responsible proposals for the Heritage Estates project. The review panel included Fresno Housing (FH) staff from the Real Estate Development Department, a staff member from the City of Fresno, and a community member. After a review of the proposals, both proposers were interviewed.

After a comprehensive evaluation of the interviews, staff is recommending Efrian Yanez Construction, Inc. for the Heritage Estates design and build project. The proposals were ranked based on the firm's experience, capacity, fee structure, demonstrated understanding of FH's desired goals and objectives, and economic opportunities outreach. Efrian Yanez Construction, Inc. is a local firm with a good professional reputation. They have the experience, qualifications, and price that is most advantageous to the Agency. This firm also has the capacity to assist with home sales.

Recommendation

It is recommended that the Boards of Commissioners award the General Contractor/Construction Management Services Contract for Heritage Estates design and build project to Efrian Yanez Construction, Inc. for an amount not to exceed 13% of construction costs for General Contracting services, plus a preconstruction fee of \$25,000. If Yanez acts as an agent in the sales process, additional brokerage compensation may also be warranted.

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

Fiscal Impact

The proposed contract with Efrian Yanez Construction, Inc. will be no greater than 13% of the total construction costs and will be funded from the project budget, which includes proceeds from home sales, funding from the City of Fresno (HOME and PLHA), and support from the Housing Successor Agency (land and funding).

Background Information

Heritage Estates will be built on APN: 477-060-04, currently a dirt lot on E Belgravia, approximately 350 feet west of the intersection of E Belgravia Avenue and S Walnut Avenue. This project is the realization of a strategy to increase home ownership for low income residents. The team will target homebuyers earning between 50% and 100% of the area median income. Home prices will be made affordable through silent forgivable second mortgages, sized to each households income.

RESOLUTION NO. _____

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

**RESOLUTION APPROVING THE CONTRACT FOR GENERAL
CONTRACTOR/CONSTRUCTION MANAGEMENT SERVICES WITH EFRIAN YANEZ
CONSTRUCTION, INC. FOR THE DESIGN AND BUILD OF HERITAGE ESTATES**

WHEREAS, the Housing Authority of the City of Fresno, California (the "Agency") seeks to expand the development and availability of permanent affordable housing to residents in Fresno; and,

WHEREAS, the Agency has received funding commitments from Housing Successor Agency and the City of Fresno (Permanent Local Housing Assistance and HOME funding) for the Heritage Estates design and build project to be built on APN: 477-060-04, currently a dirt lot on E Belgravia, approximately 350 ft west of the intersection of E Belgravia Avenue and S Walnut Avenue

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

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

WHEREAS, extensive outreach and technical assistance were conducted; and

WHEREAS, the Agency has received two (2) responsive and responsible proposals from qualified general contractors for the design and build of Heritage Estates; and

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

WHEREAS, the Agency desires to enter into a contract with Efrian Yanez Construction, Inc. for general contractor/construction management services for the design and build of Heritage Estates for an amount that is not to exceed 13% of the total construction costs for the work completed between the construction start and completion. The total construction cost is estimated at \$9,000,000 to \$11,000,000;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA do hereby authorize Tyrone Roderick Williams, Chief Executive Officer, or his designee, to negotiate and execute the contract for the GC/CM services for the design and build of Heritage Estates with Efrian Yanez Construction, Inc. and execute all documents in connection therewith.

PASSED AND ADOPTED THIS 24th DAY OF January, 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

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 1/24/2023
AGENDA ITEM: 9c
SUBJECT: Approval of the Memorandum of Understanding with SEIU Local 521 for the Period of 11/1/2022 to 12/31/2025

AUTHOR: Jeff Cardell
Director of Human Resources
DEPARTMENT: Human Resources
MEMO DATE: 1/17/2023

Executive Summary

The purpose of this memo is to request the Boards of Commissioners to approve the Memorandum of Understanding (MOU) between Fresno Housing and the Service International Employees Union 521 (SEIU).

On December 20, 2022, Fresno Housing reached a tentative agreement with SEIU Local 521 on the terms of a successor MOU. The MOU, which will be effective from November 1, 2022 to December 31, 2025, is the document that governs the employment relationship between Fresno Housing and the employees represented by SEIU.

We received notice on January 19, 2023 that the employees represented by SEIU voted to approve the ratification of the successor MOU.

Recommendation

It is recommended that the Boards of Commissioners adopt the resolutions approving the successor MOU that will be effective from November 1, 2022 to December 31, 2025.

Fiscal Impact

The 2023 salary and benefit expenses of approximately \$449,600, associated with the adoption of the MOU have been included in the 2023 budget that was approved by the Boards in December. It is estimated that in Fiscal Years 2024 and 2025 the additional salary and benefit expenses will be \$360,540 and \$376,915 respectively.

Background Information

Consistent with the terms of the MOU with SEIU, designated Fresno Housing and SEIU representatives began meeting and conferring in June of 2022 to work towards reaching an agreement on a successor MOU.

Significant changes to the MOU are summarized below. In addition, all he/she or his/her language has been replaced as non-gender specific throughout the document, the Standby and

FRESNO HOUSING

Dress Code policy have been inserted and a number of other language changes have been made to correct and or clarify the intent and purpose of the language.

Term: November 1, 2022 to December 31, 2025

Wages:

- 4.5% retro active to January 1, 2023
- 3% effective January 1, 2024
- 3% effective January 1, 2025

Medical and Dental Cost: Continue the existing premium cost sharing for any premium increase up to 10%. Any increases beyond 10% would be subject to reopening negotiations in 2023, 2024 and 2025.

Vacation, Bereavement and Sick Leave:

- Vacation Accrual-Add an accrual tier at 15 years or more of service of 160 hours.
- Bereavement Leave- Add brother-in-law and sister-in-law as relations for which Bereavement Leave is provided. In addition, the benefit is extended to an employee when they or their partner/spouse experiences a miscarriage.
- Sick Leave- If an employee separates employment and is rehired within one year from the date of separation, previously accrued and unused Sick Leave shall be reinstated. The employee shall be entitled to use those previously accrued and unused sick days upon hire. Fresno Housing is not required to reinstate accrued paid time off to an employee that received a paid out at the time of separation of employment.

Holiday Leave: Add Juneteenth - June 19th and change observance of Lincolns Birthday to the second Monday in February.

RESOLUTION No. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION TO APPROVE THE MEMORANDUM OF UNDERSTANDING
BETWEEN FRESNO HOUSING AND SERVICE EMPLOYEES INTERNATIONAL
UNION**

WHEREAS, Fresno Housing has met with the bargaining unit of SEIU Local 521 for the purposes of negotiating a successor Memorandum of Understanding; and

WHEREAS, both parties have met and conferred in good faith and have reached an agreement on a successor Memorandum of Understanding from November 1, 2022 to December 31, 2025.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body of the above agency does hereby approve the Memorandum of Understanding.

PASSED AND ADOPTED THIS 24th day of January, 2023, by the following vote,
to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams, Secretary of the Board of Commissioners

RESOLUTION No. _____

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

**RESOLUTION TO APPROVE THE MEMORANDUM OF UNDERSTANDING
BETWEEN FRESNO HOUSING AND SERVICE EMPLOYES INTERNATIONAL
UNION 521**

WHEREAS, Fresno Housing has met with the bargaining unit of SEIU Local 521 for the purposes of negotiating a successor Memorandum of Understanding; and

WHEREAS, both parties have met and conferred in good faith and have reached an agreement on a successor Memorandum of Understanding from November 1, 2022 to December 31, 2025.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body of the above agency does hereby approve the Memorandum of Understanding.

PASSED AND ADOPTED THIS 24th day of January, 2023, by the following vote,
to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams, Secretary of the Board of Commissioners

MEMO

TO: Board of Commissioners
FROM: Tyrone Roderick Williams, CEO
DEPARTMENT: Housing Choice Voucher
SUBJECT: Resolution Authorizing Submission of Section Eight Management Assessment Program (SEMAP) Certification to the U.S. Department of Housing and Urban Development (City)

MEMO DATE: 12/7/2022
BOARD MEETING: 1/24/2023
AGENDA ITEM: 9d
AUTHOR: Yolanda Keiser

Executive Summary

The U.S. Department of Housing and Urban Development (HUD) established the Section Eight Management Assessment Program (SEMAP) to measure management capabilities and identify deficiencies of agencies administering the Housing Choice Voucher Program. HUD uses this tool to measure performance levels by assessing a point value to each of the 14 Indicators, for a total maximum of 135 points. Public Housing Agencies must document compliance and/or noncompliance in these key areas and submit the information electronically to HUD. The total point value earned under SEMAP translates into a rating of high performer (90% or above), standard (60% to 89%), or troubled (below 60%).

Fresno Housing received a rating of “High” performer based on achieving 135 points or 100%. The 13 Indicators, 2019 and 2022 comparisons and related points and ratings, are shown in the attached table.

Please note the 14th indicator, FSS Enrollment and FSS Escrow accounts, does not apply to the City program since it is a County program.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno adopt the attached resolution authorizing the Executive Director to submit the SEMAP certification to HUD by the deadline date of March 1, 2023.

FRESNO HOUSING

SEMAP Comparison of Previous Two (2) Years for the HCV City Program

Due to COVID, HUD implemented waivers that allowed PHA's to adopt the most recent SEMAP score. For years 2020 and 2021, Fresno Housing adopted the 2019 SEMAP Score shown below

SEMAP Indicator – City HCV	Maximum Points	2019 Score	2022 Score
1. Selection from the Waiting List	15	15	15
2. Reasonable Rent	20	20	20
3. Determination of Adjusted Income	20	20	20
4. Utility Allowance Schedule	5	5	5
5. Housing Quality Standards (HQS) Quality Control Inspections	5	5	5
6. HQS Enforcement	10	10	10
7. Expanding Housing Opportunities	5	5	5
8. Payment Standards	5	5	5
9. Annual Reexaminations	10	10	10
10. Correct Tenant Rent Calculations	5	5	5
11. Pre-contract HQS Inspections	5	5	5
12. Annual HQS Inspections	10	10	10
13. Lease Up	20	20	20
14. FSS Enrollment and Escrow Accounts	N/A	N/A	N/A
Total Points Earned	135	135	135
Rating		High	High

FRESNO HOUSING

Resolution

RESOLUTION NO. _____

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

**RESOLUTION AUTHORIZING SUBMISSION OF THE 2022
SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION
TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

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

WHEREAS, this program provides a system for measuring the Housing Choice Voucher Program performance using 13 criteria; and

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

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno hereby authorizes the Executive Director, or designee(s) to submit the SEMAP certification to HUD by the deadline date of March 1, 2023.

PASSED AND ADOPTED THIS 24th DAY OF JANUARY, 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:

MEMO

TO: Board of Commissioners
FROM: Tyrone Roderick Williams, CEO
DEPARTMENT: Housing Choice Voucher
SUBJECT: Resolution Authorizing Submission of Section Eight Management Assessment Program (SEMAP) Certification to the U.S. Department of Housing and Urban Development (County)

MEMO DATE: 12/7/2022
BOARD MEETING: 1/24/2023
AGENDA ITEM: 9e
AUTHOR: Yolanda Keiser

Executive Summary

The U.S. Department of Housing and Urban Development (HUD) established the Section Eight Management Assessment Program (SEMAP) to measure management capabilities and identify deficiencies of agencies administering the Housing Choice Voucher Program. HUD uses this tool to measure performance levels by assessing a point value to each of the 14 Indicators, for a total maximum of 145 points. Public Housing Agencies must document compliance and/or noncompliance in these key areas and submit the information electronically to HUD. The total point value earned under SEMAP translates into a rating of high performer (90% or above), standard (60% to 89%), or troubled (below 60%).

Fresno Housing received a rating of “High” performer based on achieving 145 points or 100%. The 14 Indicators, 2019 and 2022 comparisons and related points and ratings, are shown in the attached table.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the County of Fresno adopt the attached resolution authorizing the Executive Director to submit the SEMAP certification to HUD by the deadline date of March 1, 2023.

FRESNO HOUSING

SEMAP Comparison of Previous Two (2) Years for the HCV County Program

Due to COVID, HUD implemented waivers that allowed PHA's to adopt the most recent SEMAP score. For years 2020 and 2021, Fresno Housing adopted the 2019 SEMAP Score shown below

SEMAP Indicator – County HCV	Maximum Points	2019 Score	2022 Score
1. Selection from the Waiting List	15	15	15
2. Reasonable Rent	20	20	20
3. Determination of Adjusted Income	20	20	20
4. Utility Allowance Schedule	5	5	5
5. Housing Quality Standards (HQS) Quality Control Inspections	5	5	5
6. HQS Enforcement	10	10	10
7. Expanding Housing Opportunities	5	5	5
8. Payment Standards	5	5	5
9. Annual Reexaminations	10	10	10
10. Correct Tenant Rent Calculations	5	5	5
11. Pre-contract HQS Inspections	5	5	5
12. Annual HQS Inspections	10	10	10
13. Lease Up	20	20	20
14. FSS Enrollment and Escrow Accounts	10	3	10
Total Points Earned	145	138	145
Rating		High	High

FRESNO HOUSING

Resolution

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AYES:

NOES:

ABSENT:

ABSTAIN:



ADDENDUM

January 24, 2023



Mixed Finance Properties 2023 Budgets

*Boards of Commissioners Meeting
January 24, 2023*



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



'Mixed Finance' Properties

What are they?

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

Why are we involved?

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

2023 Budget Goals

- The major goals of the 2023 budgets are to:
 - Achieve positive net operating income on all properties
 - Leverage the well-performing assets in order to provide maximum benefits to lenders, partners and stakeholders
 - Rating income on all properties
 - Meet stabilization requirements for newer properties
 - Maintain and modernize properties, as needed
 - Provide ample resident services



2023 Budget

- The 2023 budgets include 41 properties with over 2,400 units
- This report does not include budgets for properties currently under construction. Staff will develop partial year budgets for those properties as construction completion dates are finalized.
- Properties currently under construction and projected to be placed in service in 2023 include:
 - The Arthur at Blackstone
 - Promesa Commons

	2022 Budget	2023 Budget
# Of Units	2234	2460
INCOME	21,136,657	25,246,167
TOTAL OTHER INCOME	525,280	455,561
TOTAL INCOME	21,661,937	25,701,728
EXPENSES		
TOTAL PAYROLL EXPENSES	4,213,517	5,002,950
TOTAL ADMINISTRATIVE EXPENSES	2,965,599	3,508,404
TOTAL TENANT SERVICES EXPENSES	1,153,381	1,236,208
TOTAL UTILITY EXPENSES	2,894,685	3,535,499
TOTAL MAINTENANCE EXPENSES	3,735,471	4,306,512
TOTAL TAXES & INSURANCE EXPENSES	1,114,945	1,229,255
TOTAL OPERATING EXPENSES	16,077,598	18,818,828
NET OPERATING INCOME	5,584,339	6,882,900
TOTAL NON-OPERATING EXPENSES	3,874,815	3,782,810
CASH FLOW	1,709,524	3,100,090
NOI Per Unit	2,500	2,798

Budgeting for Property Success

	2018	2019	2020	2021	2022	2023
High Performers	21	28	25	25	30	35
Standard Performers	3	1	6	6	6	6
Low Performers	1	-	-	-	-	-
Total	25	29	31	31	36	41

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



2023 Budgets – High Performers

Property Name	Parc Grove Northwest	Granada Commons	Parc Grove Commons II	Renaissance at Trinity	Renaissance at Santa Clara	Bridges at Florence	City View @ Van Ness	Mendota RAD	Fresno RAD	Viking Village RAD	Marion Villas
# Of Units	148	16	215	20	70	34	45	124	193	40	46
TOTAL INCOME	1,689,875	165,908	2,356,800	256,352	777,821	300,990	454,200	1,192,368	1,719,633	369,508	374,450
TOTAL OPERATING EXPENSES	987,981	141,471	1,503,019	231,522	663,197	234,542	309,327	922,478	1,459,728	323,336	283,294
NET OPERATING INCOME	701,894	24,437	853,781	24,830	114,624	66,448	144,873	269,889	259,905	46,172	91,156
TOTAL NON-OPERATING EXPENSES	537,063	11,582	367,785	18,282	51,967	36,608	113,464	240,184	67,124	26,099	-
CASH FLOW	164,831	12,855	485,996	6,548	62,657	29,840	31,409	29,705	192,781	20,073	91,156
<i>NOI Per Unit</i>	4,743	1,527	3,971	1,241	1,637	1,954	3,219	2,177	1,347	1,154	1,982

Property Name	Legacy Commons I	541 @ South Tower & Cedar Heights	Rio Villas	Paseo 55	Villa Del Mar	Elderberry	Kings River Commons	Fenix @ Calaveras & Fenix @ Glenn	Brierwood Court	Legacy Commons II	Renaissance at Parc Grove
# Of Units	64	45	30	55	48	75	60	30	75	64	39
TOTAL INCOME	568,546	466,200	314,963	485,371	608,165	668,475	570,750	257,835	1,120,850	579,650	593,549
TOTAL OPERATING EXPENSES	471,065	303,764	198,085	425,238	431,906	340,336	394,281	200,644	491,296	415,670	484,102
NET OPERATING INCOME	97,482	162,436	116,879	60,133	176,259	328,139	176,469	57,191	629,554	163,981	109,448
TOTAL NON-OPERATING EXPENSES	81,231	16,344	32,151	16,500	24,515	203,612	122,846	26,896	274,878	162,942	37,416
CASH FLOW	16,251	146,092	84,728	43,633	151,744	124,527	53,623	30,295	354,676	1,038	72,032
<i>NOI Per Unit</i>	1,523	3,610	3,896	1,093	3,672	4,375	2,941	1,906	8,394	2,562	2,806

2023 Budgets – High Performers

Property Name	Magnolia Commons	Oak Grove Commons	Mariposa Commons	Orchard Apartments	Linnaea Villas	Solivita Commons	Villages @ Paragon	Villages @ Broadway	The Monarch	Villages @ Barstow	Wedgwood Apartments	Esperanza Commons	Corazon del Valle
# Of Units	60	56	40	40	47	60	28	25	56	42	63	7	60
TOTAL INCOME	587,798	547,604	537,532	583,259	564,425	654,300	363,863	337,226	506,757	414,195	463,205	469,805	678,634
TOTAL OPERATING EXPENSES	499,623	410,539	335,108	356,353	313,286	363,881	330,487	300,146	322,807	338,983	388,284	388,660	361,992
NET OPERATING INCOME	88,175	137,065	202,425	226,905	251,139	290,419	33,375	37,080	183,950	75,212	74,921	81,145	316,642
TOTAL NON-OPERATING EXPENSES	34,775	94,737	188,381	224,582	123,740	117,314	24,395	30,038	36,000	58,410	98,553	81,889	72,260
CASH FLOW	53,401	42,329	14,044	2,323	127,399	173,105	8,980	7,042	147,950	16,802	-23,632	-744	244,382
<i>NOI Per Unit</i>	1,470	2,448	5,061	5,673	5,343	4,840	1,192	1,483	3,285	1,791	1,189	11,592	5,277

- Total of 35 properties with net operating income of \$6.7 million and projected cash flow of \$3 million.

2023 Budgets – Standard Performers

Property Name	Yosemite Village	Renaissance at Alta Monte	Orange Cove RAD	Pacific Gardens	Cueva de Oso	Blossom Trail
# Of Units	69	30	90	56	47	48
TOTAL INCOME	675,427	341,446	840,549	412,850	427,528	403,065
TOTAL OPERATING EXPENSES	646,001	322,567	760,317	393,996	397,765	371,753
NET OPERATING INCOME	29,426	18,879	80,232	18,854	29,764	31,312
TOTAL NON-OPERATING EXPENSES	20,700	23,987	36,520	16,800	15,840	14,400
CASH FLOW	8,726	-5,108	43,711	2,054	13,924	16,912
<i>NOI Per Unit</i>	426	629	891	337	633	652

- 6 properties with net operating income of \$177 thousand and projected cash flow of \$80 thousand

Waterfall Projections

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

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

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

As the Managing General Partner, Silvercrest, Inc., will be
asked to approve the 2023 Mixed Finance Budgets.

Questions or Comments?

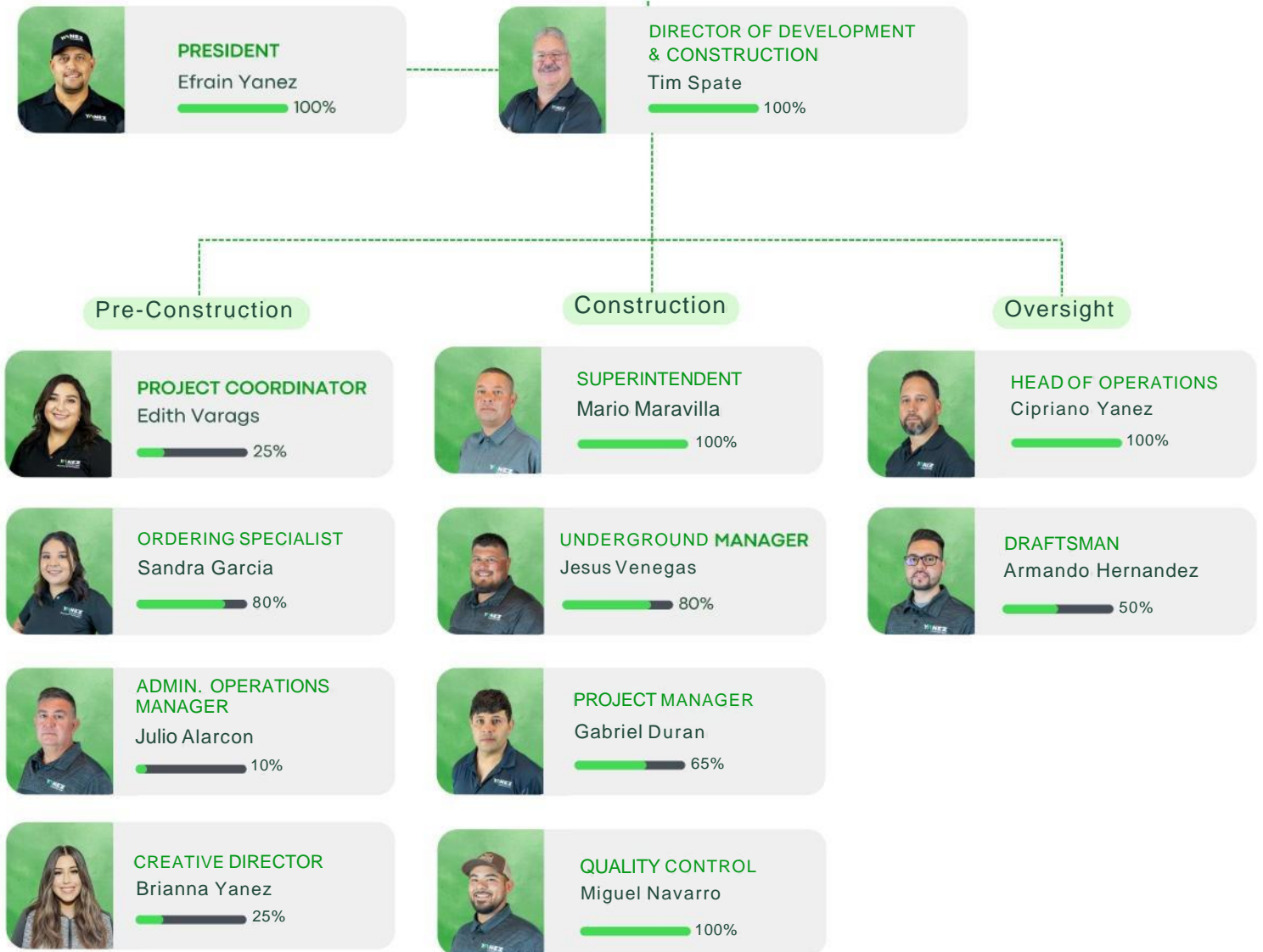
YANEZ CONSTRUCTION

FRESNO HOUSING
Board Meeting January 24, 2023

MANAGERIAL CAPACITY

TEAM ORGANIZATIONAL CHART

FRESNO HOUSING AUTHORITY



COMPLETED & CURRENT PROJECTS

Completed Projects

Project Name	Size	Completed Year	Value
Almond Grove (In-fill 10 acre project)	45 SF Lots	2020	\$15M
Monte Vista Estates (In-fill 21 lot project)	21 SF Lots	2021	\$7M
River Ridge Estates (In-fill 6 lot project)	6 SF Lots	2022	\$4M

Current Projects

Project Name	Size	Year to be completed	Value
Martinez Homes (In-fill 4 acre project)	18 SF Lots	2023	\$6M
Hillside Estates (New Subdivision)	75 SF Lots	2023	\$37.5M
Kaweah View Estates (In-fill 10 acre project)	25 SF Lots 1 Commercial lot	2025	\$10M
Macias Homes (New Subdivision)	39 SF Lots 96 MF Units 4 Commercial lots	2025	\$30M
Chateau Estates (In-fill 13 acre project)	34 SF Lots 78 MF Units	2026	\$28M
Thompson View Estates (New Subdivision)	192 SF Lots	2026	\$48M

COMPLETED & CURRENT PROJECTS

CURRENT PROJECTS

PROJECT NAME: Hillside Estates
LOCATION: woodlake, CA
SIZE: 75 Homes



STATUS:
In Progress



Models	Size	Models (cont.)	Size
The Brae	1,646 SQFT	The Magnolia	2,832 SQFT
The Palomino	2,290 SQFT	The Estancia	3,055 SQFT
The Homestead	2,488 SQFT	The Galloway	3,930 SQFT
The Rancho	2,740 SQFT		

SERVICES PROVIDED:

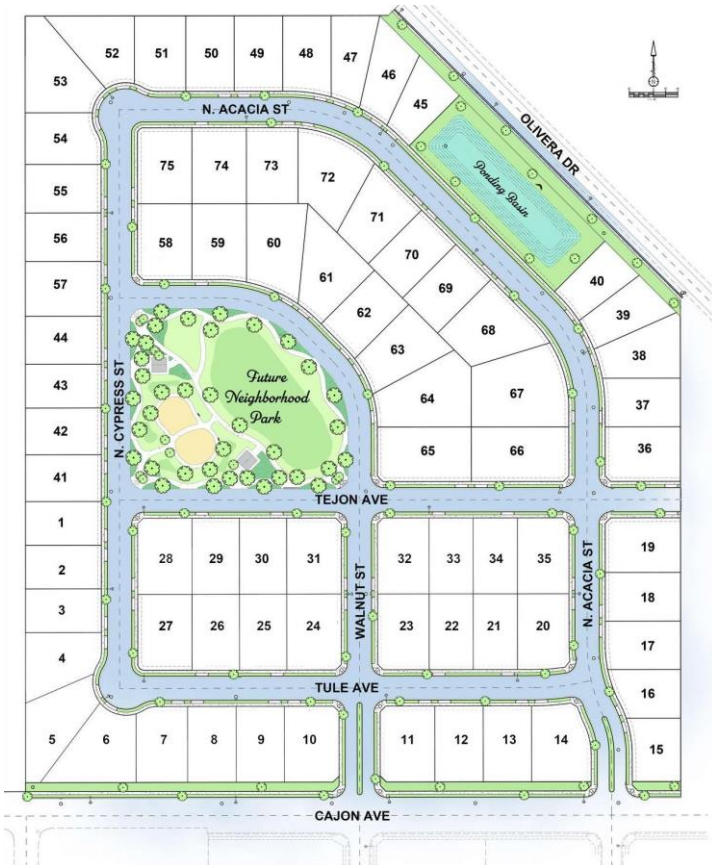
All horizontal development and vertical construction

CONSTRUCTION TYPE:

New single family subdivision

FUNDING:

Kings Mortgage & Tri Counties Bank



COMPLETED & CURRENT PROJECTS

COMPLETED PROJECTS

PROJECT NAME: Almond Grove Estates
LOCATION: Reedley, CA
SIZE: 45 Homes



STATUS:
Complete



Models	Size
The Walnut with Casita	1,793 SQFT
The Chestnut	1,868 SQFT
The Pecan	1,972 SQFT
The Pistachio	1,981 SQFT

SERVICES PROVIDED:

All horizontal development and vertical construction

CONSTRUCTION TYPE:

New single family subdivision

FUNDING:

Kings Mortgage

CYRIER AVE.

9 7,269 sf	8 6,032 sf	7 6,032 sf	6 6,032 sf	5 6,032 sf	4 6,032 sf	3 6,032 sf	2 6,032 sf	1 7,186 sf
10 7,237 sf	11 6,032 sf	12 6,032 sf	13 6,032 sf	14 6,032 sf	15 6,032 sf	16 6,032 sf	17 6,032 sf	18 7,244 sf

S. ENNS AVE.

27 7,300 sf	26 6,032 sf	25 6,032 sf	24 6,032 sf	23 6,032 sf	22 6,032 sf	21 6,032 sf	20 6,032 sf	19 7,189 sf
28 6,791 sf	29 6,032 sf	30 6,032 sf	31 6,032 sf	32 6,032 sf	33 6,032 sf	34 6,032 sf	35 6,032 sf	36 7,244 sf

S. BIRCH AVE.

45 7,663 sf	44 6,055 sf	43 6,055 sf	42 6,055 sf	41 6,055 sf	40 6,055 sf	39 6,055 sf	38 6,055 sf	37 6,424 sf
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S. FRANKWOOD AVE.



W. OLSON AVE.

W. SHOEMAKE AVE.

COMPLETED & CURRENT PROJECTS

COMPLETED PROJECTS

PROJECT NAME:

River Ridge

LOCATION:

Reedley, CA

SIZE:

6 Homes

River Ridge Estates
BY YANEZ HOMES

STATUS:

Complete

100%

Models	Size
The 2290 Plan	2,290 SQFT
The 2734 Plan	2,734 SQFT
The 3947 Plan	3,947 SQFT

SERVICES PROVIDED:

All horizontal development and vertical construction

CONSTRUCTION TYPE:

New single family subdivision

FUNDING:

Kings Mortgage



SMALL/MBE/WBE/DVBE/ SECTION 3 TARGET PARTICIPATION PLAN

Statement of Intent

Yanez Construction itself is a minority owned business and shall make every effort to meet or exceed the participation goals in this project to ensure participation of minority-, women-, and disabled veteran-owned businesses as well as section 3 participants in the contracting and procurement process. Yanez Construction shall make good faith efforts in collaboration with the Housing Authority to award contracts to these target businesses where economically feasible.

SMALL/MBE/WBE/DVBE OUTREACH

1. Yanez Construction will put ads in the local paper to reach out to section 3 candidates.
2. Yanez Construction will seek subcontractors with qualifications for small, minority-, and women-owned businesses.

PROPOSED PLANS

PROPOSED PLANS

Yanez Construction has included the proposed 2, 3 & 4 bedroom plans.

1,236 SQFT

2 Bed | 2 Bath



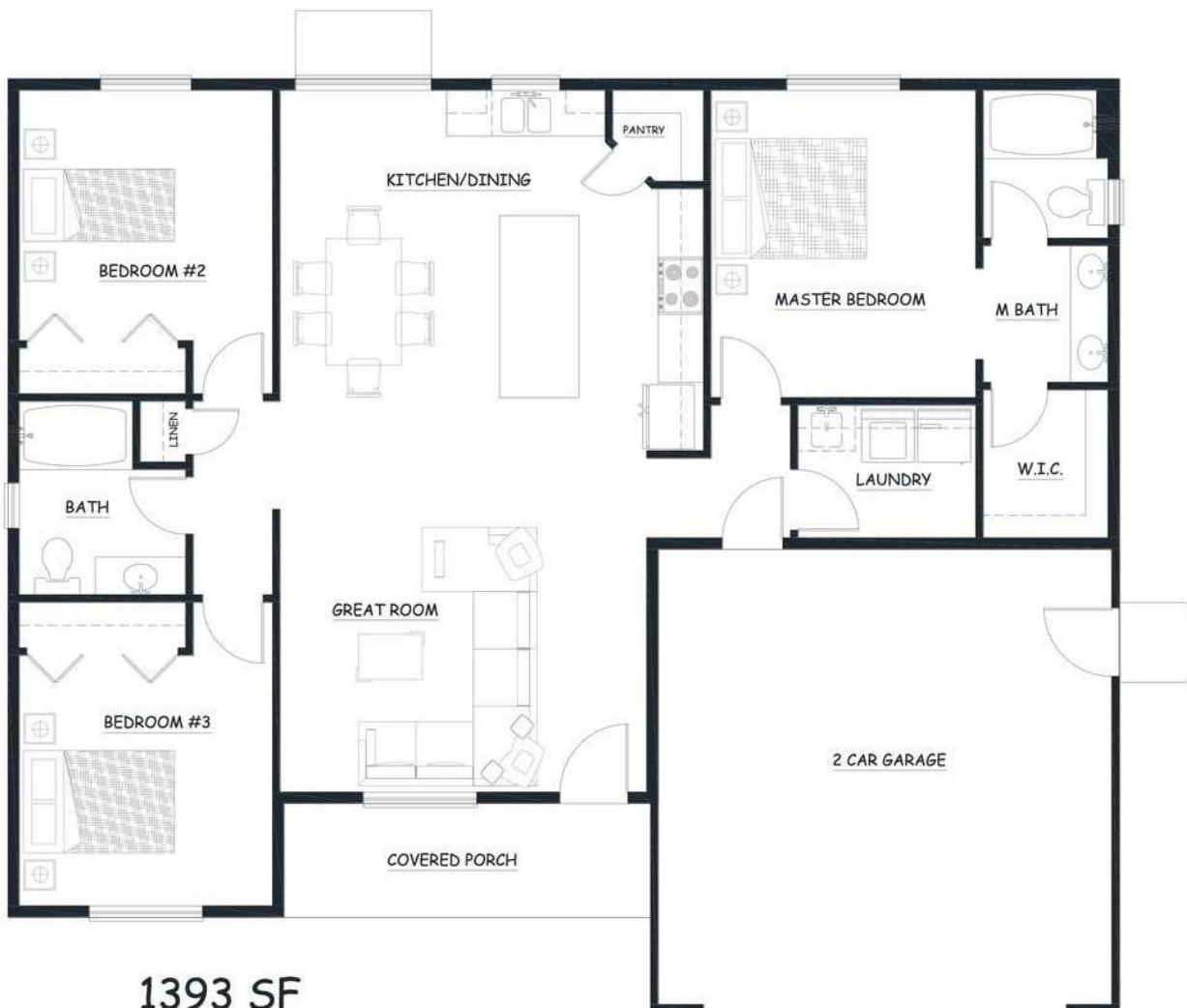
1236 SF

SQUARE FOOTAGE	
MAIN LEVEL	1236 SF
GARAGE	417 SF
COVERED PORCH	80 SF

PROPOSED PLANS

1,393 SQFT

3 Bed | 2 Bath



1393 SF

SQUARE FOOTAGE

MAIN LEVEL	1393 SF
GARAGE	417 SF
COVERED PORCH	80 SF

PROPOSED PLANS

1,606 SQFT

4 Bed | Bath



1606 SF

SQUARE FOOTAGE

NEW LIVING	1606 SF
COVERED PORCH	118 SF
GARAGE	473 SF - 2 CAR

Sold Homes

Project Name	Address	Size	Sales Date	Sales Price
Monte Vista	692 N.Valencia	1,482 SQFT	3/5/21	\$281,975

Project Name	Address	Size	Sales Date	Sales Price
Hillside Estates	401 W. Tule Ave.	3,930 SQFT	3/22/22	\$272,675

Project Name	Address	Size	Sales Date	Sales Price
River Ridge	572 S. Peach	2,734 SQFT	11/12/21	\$475,500

Project Name	Address	Size	Sales Date	Sales Price
Almond Grove	1459 S Birch	1,868 SQFT	2/25/21	\$300,000
Almond Grove	1435 S Birch	1,972 SQFT	10/30/20	\$330,000
Almond Grove	1427 S Birch	1,868 SQFT	3/27/20	\$288,525