Boards of Commissioners Update

February 2020
Boards of Commissioners Update – February 2020

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Executive Summary
The purpose of this update is to provide the Boards of Commissioners with a requested information regarding significant vendor expenditures for the fourth quarter of 2019.

Below is a list of vendors to whom the Agency paid over $50,000 during the quarter. Not included on this list are expenses tied to real estate development, as these expenditures have been approved by the Boards in various actions. This list includes payments made by the Housing Authority and affiliated limited partnerships.
<table>
<thead>
<tr>
<th>Payee Name</th>
<th>Service Type</th>
<th>City</th>
<th>State</th>
<th>Total</th>
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<tr>
<td>Kaiser Foundation Health Plan</td>
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<td>Los Angeles</td>
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<td>647,298.31</td>
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<td>Crayon Software Experts**</td>
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<td>EJP Consulting Group</td>
<td>Consulting Services - Governance</td>
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* The Agency paid the Housing Authorities Risk Retention Pool (HARRP) for annual insurance coverage that will be in effect from October 2019 through September 2020. This includes general liability, property, automotive and errors & omissions insurance for the Agency.

** The purchase from Crayon Software Experts was for the annual Microsoft License for the Office suite of programs. This was procured using a piggyback justification (PBJ) method under the California Department of General Services contract.
Executive Summary
The purpose of this memo is to introduce the 2019 Annual Financial Audit to the Boards of Commissioners. The Agency currently has a contract with Davis Farr LLP to provide services for the annual Basic Financial Statement audits of the Housing Authority of the City of Fresno and the Housing Authority of Fresno County for year ending December 31, 2019. Staff and Davis Farr met with the Audit Committee on February 12, 2020 to review the responsibilities of the auditors and staff, the audit procedures, and the estimated date of completion for the annual audit.

The interim audit will be conducted in mid-February for compliance and internal control testing. Auditors will resume the second phase of the audit (fieldwork) in April and May 2020 by performing the necessary procedures to accomplish the objectives of the audit. Staff will present the audit results to the Boards of Commissioners no later than the Board meeting on September 22, 2020.

Overall, staff will continue work closely with Davis Farr to ensure the audit is moving forward as expected, and will continue to update the Boards throughout the process.
Summary

As part of our Strategic Plan implementation, the Agency uses a property branding strategy and property naming process for Fresno Housing developments.

In collaboration with our Communications/Branding Consultants, we developed five (5) unique brands as follows:

- Commons - for family developments, usually of low to mid-density, in more suburban settings, and/or smaller communities (i.e. Granada Commons, Parc Grove Commons, Kings River Commons, Solivita Commons, etc.)
- Villa – indicates our Senior communities (i.e. Rio Villas, Marion Villas, Linnaea Villas)
- Use of the symbol “@” - urban, mixed use, higher density properties (i.e. CityView @ Van Ness, 541 @ South Tower)
- “Renaissance at…“ - Permanent Supportive Housing, or housing that is specific to our formerly chronically homeless residents (i.e. Renaissance at Trinity, Renaissance at Parc Grove Commons, etc.)
- “Villages at…“ - our newest brand for our sites receiving No Place Like Home (NPLH) funding at the request of and in partnership with the County’s Department of Behavioral Health (i.e. Villages at Paragon, Villages at Broadway, etc.)

The process for determining the name of a site includes working with our Consultants, who help us look at the history of a site (neighborhood names, previous activities, historical figures), neighboring properties (names, design, themes), physical conditions, and other items specific to geography. Other items considered include market brand (Kingsburg and Swedish inspired cultural elements), and the values of the community and neighborhood in which the housing is being built.
Subsequent to a thorough research process and cultural considerations, several options are then recommended. Staff, along with development partners, community leaders, and/or residents, work with our Consultants to select a final name, along with a logo, signage, and appropriate colors, aligning with the culture, neighborhood history, and values of the community.

In May 2015, the Boards considered establishing a policy on the Dedication of Building, Rooms, and Spaces, in response to a request from a local jurisdiction to name a Fresno Housing building after a local leader. At that time, the Boards gave consensus of their satisfaction with the current process, and took no action to move forward with establishing a policy, or considering the naming of buildings, rooms, or other spaces after individuals.
Executive Summary

The purpose of this update is to provide information to the Boards of Commissioners on key communication tools that will be utilized throughout 2020.

Attached are electronic materials representing an agency overview, maps, and impacts sheets demonstrating how information can be customized for a particular target audience. Hard copies of key communication materials will be provided at the February 28, 2020, Boards of Commissioners Meeting.

Recommendation

None at this time, this is an informational item only.
Who & Where We Are.

Established through federal and state legislation, the Fresno Housing Authority (Fresno Housing/FH) has provided affordable housing to low-income families through a variety of programs, services, and developments since 1940. Fresno Housing has a $125 million annual operating budget, employs approximately 220 individuals and is led by two Boards of Commissioners. Headquarters for Fresno Housing is centrally located in the heart of Downtown Fresno, housing the majority of its employees. Fresno Housing residents and staff are also located throughout various properties county-wide.

What We Do.

Fresno Housing continues to create vibrant communities, build quality affordable housing, and support the success of nearly 50,000 residents. In 2010, FH embarked on a new strategic plan that changed the trajectory for the organization, diving head-first into real estate development and resident empowerment initiatives, while continuing to administer traditional federal housing programs.

Development: Since 2010, Fresno Housing has received national recognition for creating award-winning affordable housing and become one of the most prolific and successful affordable housing developers in California. As a non-profit affordable housing developer, FH and its instrumentalities, bring private sector principals to a public institution. By acting as the developer on proprietary real estate projects and maintaining all necessary disciplines under one roof, FH is not only able to incorporate resident needs and local priorities into each project, but also capture sought-after developer fees that are reinvested back into the community. This vertical integration ranges from initial feasibility and resident engagement, to construction, design and ultimately property management, enhancing Fresno Housings’ ability to deliver on outcomes for stakeholders while creating quality housing opportunities that are energy efficient, include community gathering space, and other amenities contributing to a vibrant community. Since 2010, FH has developed over 2,100 quality affordable housing units.

Fresno Housing develops well–designed, quality housing that supports families, strengthens neighborhoods and builds vibrant communities.
Programs and Services: Fresno Housing continues to support the success of nearly 50,000 residents throughout the county — who either reside in Fresno Housing-owned complexes, receive Housing Choice Vouchers or participate in other housing-related programs. In sheer volume of units, Fresno Housing ranks among the top 10 housing authorities in California and the top 25 in the nation. FH has been nationally recognized for creating innovative programs that benefit families, seniors, veterans, special needs populations and children throughout Fresno County. Services and programs listed below provide a stable place to call home, encourage children to achieve academically, support families in becoming economically stable and help communities thrive through a variety of other efforts.

- Rental assistance in the form of Housing Choice Vouchers, Low-Income Public Housing and other Affordable Housing for qualified individuals including veterans, farm laborers, migrants, seniors, and others in need of permanent supportive housing.
- Services and support programs that allow for low-income individuals and families to meet economic, educational and family wellness goals.
- Connections to community resources that enhance self-sufficiency, workforce skills, and future homeownership opportunities while remaining healthy and involved in the community.
- Housing counseling in a variety of forms that support housing stability, home ownership and exploration of high opportunity neighborhoods.

Fresno Housing improves the lives of approximately 24,000 children, helping future generations succeed.

Fresno Housing is a trusted regional partner. FH leverages its position as a major federal, state and local partner ensuring every dollar coming through the agency is invested back into the community efficiently and effectively. Fresno Housing strategically pursues entrepreneurial solutions and provides quality housing options along with supportive and educational opportunities for families so they can fulfill their dreams — whatever they may be.

Fresno Housing is a community builder. A community is more than just a collection of structures, and while quality buildings are an important first step, FH knows that housing is only a piece of the puzzle. Smart design, sustainable development and thoughtfully-located housing allows low-income families the opportunity to live in quality housing across the county, so they can create their own vibrant community near family, friends, school and work in their neighborhood of choice. Across Fresno County, FH has developed properties that are embraced by nearby residents and partnered with community based organizations that collectively contribute to cohesive and collaborative neighborhoods.

Fresno Housing’s vision. Fresno is an engaged county, where all residents have access to quality housing that contributes to vibrant communities, where all residents are empowered to achieve their educational and economic goals.
Fresno Housing works to create vibrant communities, build quality-affordable housing, and empower nearly 50,000 residents to achieve their goals.

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

Fresno Housing administers nearly 13,000 Housing Choice Vouchers that provide housing assistance to more than 35,000 residents — of those, approximately 17,000 are children.

Fresno Housing provides stable, quality Public and Affordable Housing to over 11,000 residents — of those, approximately 5,500 are children.

Since 2010, Fresno Housing has developed over 2,100 multi-family units with an emphasis on sustainability and aesthetically pleasing designs that complements the surrounding community.

Fresno Housing manages and/or owns nearly multi-family housing developments throughout Fresno County.

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Fresno Housing manages and/or owns nearly multi-family housing developments throughout Fresno County.
Properties by City Council District

District 1 — Esmeralda Soria
1 Garland Gardens
2 Marcelli Terrace

District 2 — Mike Karbassi
3 Brierwood Court
4 Pinedale Apartments
5 Villages at Barstow*

District 3 — Miguel Arias
6 541 @ South Tower
7 Bridges at Florence
8 Chinatown*
9 CityView @ Van Ness
10 DeSoto Gardens
11 Fairview Heights Terrace
12 Fènix @ Calaveras
13 Fènix @ Glenn
14 Legacy Commons
15 Mariposa Commons
16 Renaissance at Alta Monte
17 Renaissance at Santa Clara
18 Renaissance at Trinity
19 Sequoia Courts
20 Sierra Plaza
21 Sierra Terrace
22 Sierra Terrace Upper
23 Villages at Broadway*
24 Yosemite Village

District 4 — Paul Caprioglio
25 El Cortez Apartments
26 San Ramon Apartments
27 Viking Village
28 Woodside Apartments

District 5 — Luis Chavez
29 Cedar Courts
30 Cedar Heights
31 Inyo Terrace
32 Pacific Gardens

District 7 — Nelson Esparza
33 Blackstone & Simpson*
34 Dayton Square
35 Monte Vista Terrace
36 Parc Grove Commons
37 Renaissance at Parc Grove
38 Villa del Mar
39 Villages at Paragon*

* In Development
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Fresno Housing manages and/or owns nearly multi-family housing developments throughout Fresno County.
The People

The work of Fresno Housing is to create and sustain vibrant communities by providing quality housing and empowering residents to achieve their educational and economic goals.

Fresno Housing serves 

over 6,800 residents who live in City Council District 1 — of those, nearly 3,500 are children

Fresno Housing Resident (x250)

Fresno Housing administers over 2,200 Housing Choice Vouchers in City Council District 1 that provide housing assistance to over 6,600 residents — of those, nearly 3,400 are children

Housing Choice Voucher Resident (x250)

Fresno Housing provides Public and Affordable Housing to over 200 residents in City Council District 1 — of those, nearly 100 are children

Affordable & Public Housing Resident (x10)
Fresno Housing works to create vibrant communities, build quality affordable housing, and support the success of approximately 50,000 residents throughout Fresno County.

The Places

In addition to issuing Housing Choice Vouchers, Fresno Housing develops and expands 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.

Multi-family housing developments that are owned and/or managed by Fresno Housing in City Council District 1 include:

- Garland Gardens
- Marcelli Terrace

Fresno Housing works to create vibrant communities, build quality affordable housing, and support the success of approximately 50,000 residents throughout Fresno County.
The People

The work of Fresno Housing is to create and sustain vibrant communities by providing quality housing and empowering residents to achieve their educational and economic goals.

Fresno Housing serves nearly 1,900 residents who live in City Council District 2 — of those, almost 1,000 are children.

Fresno Housing administers over 400 Housing Choice Vouchers in City Council District 2 that provide housing assistance to nearly 1,400 residents — of those, over 700 are children.

Fresno Housing provides Public and Affordable Housing to nearly 500 residents in City Council District 2 — of those, over 200 are children.
The Places

In addition to issuing Housing Choice Vouchers, Fresno Housing develops and expands 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.

Multi-family housing developments that are owned and/or managed by Fresno Housing in City Council District 2 include:

- Brierwood Court
- Pinedale Apartments
The People

The work of Fresno Housing is to create and sustain vibrant communities by providing quality housing and empowering residents to achieve their educational and economic goals.

Fresno Housing serves over 7,500 residents who live in City Council District 3 — of those, nearly 3,600 are children.

Fresno Housing administers over 1,900 Housing Choice Vouchers in City Council District 3 that provide housing assistance to more than 5,100 residents — of those, over 2,500 are children.

Fresno Housing provides Public and Affordable Housing to over 2,400 residents in City Council District 3 — of those, more than 1,100 are children.
The Places
In addition to issuing Housing Choice Vouchers, Fresno Housing develops and expands 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.

Multi-family housing developments that are owned and/or managed by Fresno Housing in City Council District 3 include:

- 541 @ South Tower
- Bridges at Florence
- CityView @ Van Ness
- DeSoto Gardens
- Fairview Heights Terrace
- Fénix @ Calaveras
- Fénix @ Glenn
- Legacy Commons
- Mariposa Commons
- Renaissance at Alta Monte
- Renaissance at Santa Clara
- Renaissance at Trinity
- Sequoia Courts
- Sierra Plaza
- Sierra Terrace
- Sierra Terrace (Upper)
- Yosemite Village
The work of Fresno Housing is to create and sustain vibrant communities by providing quality housing and empowering residents to achieve their educational and economic goals.

Fresno Housing serves over 5,700 residents who live in City Council District 4 — of those, nearly 2,600 are children.

Fresno Housing administers nearly 2,100 Housing Choice Vouchers in City Council District 4 that provide housing assistance to more than 5,100 residents — of those, nearly 2,300 are children.

Fresno Housing provides Public and Affordable Housing to over 600 residents in City Council District 4 — of those, more than 300 are children.
Fresno Housing works to create vibrant communities, build quality affordable housing, and support the success of approximately 50,000 residents throughout Fresno County.

The Places

In addition to issuing Housing Choice Vouchers, Fresno Housing develops and expands 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.

Multi-family housing developments that are owned and/or managed by Fresno Housing in City Council District 4 include:

- El Cortez Apartments
- San Ramon Apartments
- Viking Village
- Woodside Apartments

FRESNO VIBRANT COMMUNITIES

QUALITY HOUSING ENGAGED RESIDENTS
The People

The work of Fresno Housing is to create and sustain vibrant communities by providing quality housing and empowering residents to achieve their educational and economic goals.

Fresno Housing serves over 5,100 residents who live in City Council District 5 — of those, more than 2,400 are children

Fresno Housing administers nearly 1,600 Housing Choice Vouchers in City Council District 5 that provide housing assistance to nearly 4,400 residents — of those, over 2,000 are children

Fresno Housing provides Public and Affordable Housing to nearly 800 residents in City Council District 5 — of those, almost 400 are children

Fresno Housing manages multi-family housing developments in City Council District 5

Creating and sustaining vibrant communities throughout Fresno County
The Places

In addition to issuing Housing Choice Vouchers, Fresno Housing develops and expands 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.

Multi-family housing developments that are owned and/or managed by Fresno Housing in City Council District 5 include:

- Cedar Courts
- Cedar Heights
- Inyo Terrace
- Pacific Gardens

Fresno Housing works to create vibrant communities, build quality affordable housing, and support the success of approximately 50,000 residents throughout Fresno County.
The People

The work of Fresno Housing is to create and sustain vibrant communities by providing quality housing and empowering residents to achieve their educational and economic goals.

Fresno Housing serves nearly 400 residents who live in City Council District 6 — of those, almost 200 are children.

Fresno Housing administers over 100 Housing Choice Vouchers in City Council District 6 that provide housing assistance to nearly 400 residents — of those, almost 200 are children.

Fresno Housing works to create vibrant communities, build quality affordable housing, and support the success of approximately 50,000 residents throughout Fresno County.

Creating and sustaining vibrant communities throughout Fresno County
The People

The work of Fresno Housing is to create and sustain vibrant communities by providing quality housing and empowering residents to achieve their educational and economic goals.

Fresno Housing serves

nearly 8,800 residents who live in City Council District 7
— of those, close to 4,100 are children

Fresno Housing administers over 2,700 Housing Choice Vouchers in City Council District 7 that provide housing assistance to

nearly 7,100 residents — of those, nearly 3,300 are children

Fresno Housing provides Public and Affordable Housing to

nearly 1,700 residents in City Council District 7 — of those, over 800 are children

Fresno Housing manages multi-family housing developments in City Council District 7
The Places

In addition to issuing Housing Choice Vouchers, Fresno Housing develops and expands 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.

Multi-family housing developments that are owned and/or managed by Fresno Housing in City Council District 7 include:

- Dayton Square
- Monte Vista Terrace
- Parc Grove Commons
- Renaissance at Parc Grove
- Villa del Mar

Fresno Housing works to create vibrant communities, build quality affordable housing, and support the success of approximately 50,000 residents throughout Fresno County.