



Boards of Commissioners Meeting

March 21, 2017

AGENDA

O (559) 443-8400

F (559) 445-8981

1331 Fulton Mall

Fresno, California 93721

TTY (800) 735-2929

www.fresnohousing.org

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

5pm - March 21, 2017

1331 Fulton Mall, Fresno, CA 93721

Interested parties wishing to address the Boards of Commissioners regarding this meeting's Agenda Items, and/or regarding topics not on the agenda but within the subject matter jurisdiction of the Boards of Commissioners, are asked to complete a "Request to Speak" card which may be obtained from the Board Secretary (Tiffany Mangum) at 4:45 p.m. You will be called to speak under Agenda Item 3, Public Comment.

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made at least one (1) full business day prior to the meeting. Please call the Board Secretary at (559) 443-8475, TTY 800-735-2929.

5pm

PAGE #

1. Call to Order and Roll Call

2. Approval of agenda as posted (or amended)

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

3. Public Comment

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, address and/or the topic you wish to speak on that is not on the agenda. Presentations are limited to a total of three (3) minutes per speaker.

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

-
5. **Acknowledgement of Deborah Weaver**
 6. **Commissioners' Report**
 7. **Board Retreat Discussion**
 8. **Informational**
 - a. 2016 Agency Highlights 4
 - b. Resident Services Presentation - Family Self-Sufficiency/Family Unification Program Demonstration 5
 - c. Waiting List Update (Housing Choice Voucher) 6
 9. **Action**
 - a. Consideration of Out of State Travel – CEO and Commissioners
 10. **Executive Director's Report** 7
 11. **Closed Session**

CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: Multiple Addresses* (APNs: 467-245-02T through 12T, 467-262-01T through 04T)
Agency negotiator: Preston Prince
Negotiating parties: Successor Agency to the Redevelopment Agency of the City of Fresno
Under negotiation: Price and Terms of Sale
**811, 813, 823, and 847 Waterman; 537 Inyo; 597 and 659 E. California; 842, 846, 851, 854, and 864 Klette
Fresno, CA 93706*

CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 1616 and 1624 Simpson, 3019 and 3039 N. Blackstone Ave., Fresno, CA (APNs: 443-104-08 through 10, and 443-104-23)
Agency negotiator: Preston Prince
Negotiating parties: Scott Miller and Austin Ewell
Under negotiation: Price and Terms of Sale
 12. **Report on Closed Session Item(s)**
 13. **Action**

Blackstone/Simpson – Authorization to Assume Purchase and Sale Agreement and Submit Funding Application 15
 14. **Adjournment**

BOARD MEMO

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Fresno, California 93721

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www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince



CEO

SUBJECT: 2016 Agency Highlights

DATE: March 17, 2017

BOARD MEETING: March 21, 2017

AGENDA ITEM: 8a

AUTHOR: Brandi Johnson

Executive Summary

The purpose of this memo is to provide you with an overview of the 2016 Agency Highlights that strategically align with our communications strategies and mission - to create and sustain vibrant communities throughout Fresno County.

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO



DATE: March 17, 2017

BOARD MEETING: March 20, 2017

AGENDA ITEM: 8b

AUTHOR: Sabrina Kelley

SUBJECT: Family Self Sufficiency/Family Unification Program
Demonstration Program

Executive Summary

Fresno Housing Authority will be implementing a new demonstration program under the Family Unification Program for Youth (FUP-Y). Through this demonstration program, the U.S. Department of Housing and Urban Development (HUD) has permitted the merging of the Family Unification Program and the Family Self-Sufficiency (FSS) program to provide housing assistance for youth aging out of foster care. The FUP-FSS demonstration program allows us to extend housing choice vouchers to foster care youth who need affordable rental housing while working toward self-sufficiency.

The expanded program offers participating youth five years of housing assistance inclusive of support services from the Resident Services Coordinator who will guide participants in the development of goals and attainment of employment training, education/digital literacy and asset building. Upon completion of the 5-year commitment and goals, participants will have access to their escrow accounts created according to FSS program guidelines.

The purpose of the FUP-Y demonstration program is to coordinate a federal response to homeless for youth aging out of foster care; maximize the effectiveness agency partners serving foster care youth, share best practices, and drive collaborative solutions to ending youth homelessness.

This program will be implemented in partnership with Fresno County Department of Social Services, Fresno Adult School and Aspiranet Family Services Agency. The traditional Family Unification Program for Families and Youth and the Family Self Sufficiency Programs will continue to operate and serve participants outside the HUD Demonstration program as well.

Resident Services Staff will present details on the new demonstration program.

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

DATE: March 17, 2017

BOARD MEETING: March 21, 2017

AGENDA ITEM: 8c

AUTHOR: Angie Nguyen

SUBJECT: Waiting List Update (Housing Choice Voucher Program)

Executive Summary

The Fresno Housing Authority plans to announce the re-opening of the online registration and pre-application for the Housing Choice Voucher (HCV/Section 8) program waiting list in Spring 2017 (April or May). A Public Notice will officially announce the dates, times, and detailed information regarding the process. Public outreach will be in collaboration with various media outlets and community organizations. Special assistance will be made available for reasonable accommodation requests.

Pre-applications for the HCV waiting list will be accepted only during the specified timeframe (14 days). The pre-applications will be used for all lottery system draws used to create the waiting list for the 2017 calendar year. A final lottery draw will be made at a specified date (proposed December 2017) followed by the re-opening of waiting list in Spring 2018.

It is important to note that the process of opening the waiting list for a specified timeframe only is a change from the previous practice of remaining open at all times. The proposed process is subject to change given the functionality capabilities of the Yardi software system.

This process should facilitate management of the waiting list and improve planning and anticipation for both the agency and the public. The lottery system continues to ensure everyone has an equal chance of placement on the official waiting list.

Recommendation

No recommendation at this time. Informational only.

Background Information

The Fresno Housing Authority last opened the registration for the Housing Choice Voucher program preliminary waiting list on July 23, 2013. The preliminary waiting list had remained open to the public until it closed on July 25, 2016.

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EXECUTIVE DIRECTOR'S REPORT

TO: Boards of Commissioners
Fresno Housing Authority

DATE: March 17, 2017

BOARD MEETING: March 21, 2017

FROM: Preston Prince 
CEO/Executive Director

AGENDA ITEM: 10

AUTHOR: Various Staff

SUBJECT: Directors Report – March 2017

Executive Summary

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

PLACE

Overview

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

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

Name of Property	Status	Description/Type	Total Units
541 @ South Tower and Cedar Heights	Stabilization	541 N. Fulton St and 4532 E. Hamilton Ave, Fresno, CA Multi-Family	45
Rio Villas	Stabilization	1238 & 1264 P St., Firebaugh, CA	30
Paseo 55	Under Construction	1233 & 1245 G St, Reedley, CA	55
Legacy Commons Phase I	Under Construction	Walnut/Edison West Fresno, CA	64

Cueva de Oso	Under Construction	1445 Peach Street, Selma, CA	48
Feníx @ Glenn/ Feníx @ Calaveras	Under Construction	240-250 N. Calaveras Street and 146 N. Glenn Avenue, Fresno, CA	30

Renaissance at Parc Grove	Pre-Dev April 2017 Est. Closing	Clinton and Angus, Fresno, CA	40
Legacy Commons Phase II	Pre-Dev April 2017 Est. Closing	2255 S. Plumas, Fresno, CA	64
Memorial Village	Pre-Dev April 2017 Est. Closing	302 K St, Sanger, CA	48
Magill Terrace	Pre-Dev March 2017 Application	401 Nelson, Fowler, CA	60
Oak Grove	Pre-Dev March 2017 Application	595 Bigger Street, Parlier, CA	56

Development Project Overview

Project Highlights

The Rio Villas (formerly Firebaugh Gateway) site was awarded a 2017 small city blueprint regional planning award. Staff, along with City of Firebaugh elected officials were presented with the plaque on March 10, 2017.

Magill Terrace, an existing 20 unit complex in Fowler submitted for 9% CA Low Income Housing Tax Credits (LIHTCs) on March 1, 2017. Official status of application is expected in June 2017.

Oak Grove, an existing 50 unit complex in Parlier submitted for 9% LIHTCs on March 1, 2017. Official status of application is expected in June 2017. Oak Grove has also submitted a request for Affordable Housing Program (AHP) funds, and is expected to hear notice in the 2nd quarter of 2017.

Renaissance at Parc Grove, Memorial Village, and Legacy Commons Phase II are anticipating a financial loan closing and construction start by the beginning of April.

City of Fresno						
Property	Total # of Units	Total Vacant	Current Occupancy	Notice to Vacate	Approved Apps	Net Occupancy
CITY AMP 1 (SW Fresno)						
Sequoia Courts	60	1	98%	2	0	95%
Sequoia Courts Terrace	78	3	96%	0	0	96%

Monte Vista Terrace	44	0	100%	0	0	100%
Garland Gardens	51	3	92%	0	2	98%
CITY AMP 2 (SW Fresno)						
Sierra Plaza	70	2	97%	1	0	96%
Fairview Heights	74	4	95%	1	1	95%
Sierra Terrace	72	3	96%	0	0	96%
Desoto II	28	0	100%	0	0	100%
HOP Scattered	7	4	43%	0	0	43%
Mixed Family (Fresno)						
Cedar Courts & Inyo	193	2	99%	1	3	100%
Viking Village	40	0	100%	0	0	100%
Pacific Garden	56	2	96%	0	0	96%
Yosemite Village	69	2	96%	0	0	96%
Parc Grove-ACC	31	1	97%	1	0	97%

City of Fresno Continued						
Property	Total # of Units	Total Vacant	Current Occupancy	Notice to Vacate	Approved Apps	Net Occupancy
CO AMP 1 (Pinedale/Highway City)						
Pinedale Apartments 28-24	50	1	98%	0	1	100%
Pinedale Apartments 28-32	30	1	97%	0	0	97%
DeSoto Gardens	40	2	97%	0	0	97%
Marcelli Terrace	24	0	100%	0	0	100%
Mariposa Meadows	40	0	100%	1	0	98%
Emergency Housing	30	3	90%	0	3	100%

Special Programs						
Property	Total # of Units	Total Vacant	Current Occupancy	Notice to Vacate	Approved Apps	Net Occupancy
Renaissance (Fresno)						
Trinity	20	0	100%	0	0	100%
Alta Monte	29	0	100%	0	0	100%
Santa Clara	69	1	99%	3	0	94%

Fresno County						
Property	Total # of Units	Total Vacant	Current Occupancy	Notice to Vacate	Approved Apps	Net Occupancy
CO AMP 2 (Selma/Sanger/Fowler/Del Rey)						
Shockley Terrace	48	0	0%	0	0	Under Construction
Memorial Village	35	7	80%	1	0	RAD Relocation
Magill Terrace	20	4	79%	0	0	79%
Del Rey Complex	30	1	97%	0	1	100%
Laton Apartments	20	0	100%	0	0	100%
Wedgewood Commons	64	1	98%	0	1	100%
Sanger HOP	7	0	100%	0	0	100%
CO AMP 3 (Reedley/Parlier/Orange Cove)						
Sunset Terrace	20	0	100%	0	0	100%
Oak Grove Apts	50	1	98%	1	0	96%
Sunset Terrace II	20	0	100%	0	0	100%
Orange Cove RAD	90	1	97%	0	0	97%
Citrus Gardens	30	5	83%	1	0	80%
Orchard Apartment (F/L)	40	0	100%	1	0	98%
Parlier Migrant Center	131	130	1%	0	0	Off season
Property	Total # of Units	Total Vacant	Current Occupancy	Notice to Vacate	Approved Apps	Net Occupancy
CO AMP 4 (Firebaugh)						
Mendoza Terrace	50	1	98%	2	0	94%
Mendoza Terrace II	40	5	87%	1	1	87%
Firebaugh Elderly	30	6	80%	1	0	76%
Cardella Courts	32	0	100%	2	0	94%
Firebaugh Family Apts	34	0	100%	0	0	100%
Maldonado Plaza	64	22	66%	1	0	64%
CO AMP 5 (Kerman/Biola/Mendota)						
Helsem Terrace	40	2	95%	0	0	95%
Biola Apartments	12	2	83%	0	1	92%
Mendota RAD	124	5	96%	0	1	97%
Mendota Farm Labor	60	4	93%	1	1	93%
Granada Commons	16	0	100%	2	0	88%
Rio Villas	30	0	100%	0	8	100%
CO AMP 6 (Huron/San Joaquin)						
Cazares Terrace	24	0	100%	0	0	100%
Cazares Terrace II	20	1	95%	0	0	95%
Huron Apartments	20	2	90%	0	0	90%
Taylor Terrace	28	3	89%	1	0	86%
San Joaquin Apartments	20	1	95%	2	0	85%
Parkside Apartments	50	1	98%	0	1	100%

HMD UPDATE

Work continues on the LIWP Project (Low Income Weatherization Program) at two of our Farm Labor Properties and both Migrant Centers. A portion of the work was completed by internal staff. Vendors are now completing the installation of new windows, tankless water heater systems and lighting fixtures. Completion of the project has been pushed back by just a few days but is on target to be completed prior to move-in at the Parlier Migrant Center on April 4th.

Lease up efforts continue at Cueva de Oso (formerly Shockley Terrace) and Paseo 55 (formerly Trailside Terrace). We expect to receive keys to the first building at Cueva de Oso on April 15th. Our relocation team and site staff have been meeting with returning families to go over timelines and explain what the process of getting them moved back into their brand new apartments will look like. Site staff is working to certify returning families for the new Tax Credit program and to qualify families for the new, additional units that were added to the complex. Lease up is expected to continue through June 2017.

Paseo 55 is also in the lease up phase. Site staff is currently working out of a temporary office in Downtown Reedley. Site staff is working on direct marketing in the downtown area and has successfully made connections with the local Chamber of Commerce and various merchants along G Street where the property is located. Local residents and businesses have been very welcoming and are as excited as we are about the new community.

PEOPLE

Overview

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

Efforts are ongoing and we will work to report those efforts in the near future.

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 work to report those efforts in the near future.

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
Renaissance at Parc Grove	WestCare	Partner in the provision of services to property residents
Highway City multifamily housing development/ Community Center	Highway City CDC Central Community Church Granville Central Unified School District Economic Opportunities Commission	Planning partners, potential development partner, potential service providers
Department of Community Services and Development - Low Income Weatherization Program	Association for Energy Affordability Grid Alternatives	Partners in portfolio assessment, project planning and design, and incentive approval
Firebaugh Transit/ Transportation Study	UC Davis Center for Sustainable Transit Fresno Council of Governments	Research and survey transit needs in the Firebaugh community, potential pilot transportation project

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.

Fiscal Services

Budgeting and Internal Reporting

Administrative Services

Procurement and Facilities

Procurement staff is pleased to have completed the evaluation of proposals for architectural services. The evaluations produced five bidders to form a pool of architects for future architectural services. In

addition, performance of the low-income weatherization program contracts is underway and on track to meet the April deadline. Contracts for solar installation from the low-income weatherization program are close to execution and will provide energy savings to the agency and residents at select properties. Facilities staff partnered with the Human Resources Department and volunteers from multiple departments to successfully coordinate the annual evacuation drill at the central office .

Human Resources

On January 25, 2017, the Human Resources Department offered two public sector leadership trainings: “Risk Management Skills for Front Line Supervisor” and “Supervisor’s Guide to Labor Relations” for our supervisory staff, facilitated by representatives of the law firm Liebert Cassidy Whitmore. These workshops offered supervisors practical steps they can take to reduce liability risk, as well as with an overview of employment relations issues in a variety of workplace situations, respectively.

On Wednesday, March 15, 2017 Aysha Hills, Senior Human Resources Analyst and Kayla Giosa, Human Resources Assistant attended the Fresno State Career & Internship Job Fair. They recruited for two summer internships; a Communications / Inter-departmental Internship and a Fiscal Services Internship. There was a great turnout of students with a lot of interest in the internships the Fresno Housing Authority will be offering this summer.

Training & Development Analyst Damian Rivera spearheaded the development of training material for Housing Management staff, which included focus on the following operational topics: move-in process; tenant certification submission; and general Waitlist management. Housing Management Training Coordinator Yolanda Keiser was the primary facilitator.

In addition, the Human Resources Department is currently recruiting for positions within the Accounting and Finance Department, the Housing Choice Department, and Resident Services Department.

New Hire/Promotions:

- Shanae Theall, Financial Analyst (new hire)
- Stephanie Salkin, Administrative Assistant – Accounting & Finance (new hire)
- Valentin Gonzalez, Maintenance Technician (new hire)
- Celina Ramirez, Senior Property Specialist (new hire)
- Ana Robleto, Receptionist (new hire)
- Laura Solano, Training Coordinator (new hire)
- Michael Conley, HQS Inspections Scheduler (promotion)
- Aysha Hills, Senior Human Resources Analyst (promotion)
- Bobby Coulter, Senior Manager: Information Technology & Systems (promotion)

IT Services

IT staff began the hardware upgrade process needed in order for the Housing Management Maintenance staff to use the Yardi’s mobile maintenance app. Staff will be using their smart phones as a replacement for an entirely paper process.

Staff hosted our first Comcast Internet Essentials sign up event. The event took place at Viking Village and the goal was to educate residents about Comcast’s low cost internet option that is now available to all residents of public housing. In addition to signing up for \$9.99/month service, the residents also qualify to

purchase a computer for \$150. This is the first of many events to come and is the result of our continued partnership with Comcast through the ConnectHome White House initiative.

Structure

Maintain a committed, active, community-based Boards of Commissioners.

Efforts are ongoing and we will work to report those efforts in the near future.

Strategic Outreach

Heighten agency visibility, facilitate community dialogue about housing solutions; and build support for the agency and quality affordable housing.

Efforts are ongoing and we will work to report those efforts in the near future.

BOARD MEMO

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TO: Board of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: March 17, 2017

BOARD MEETING: March 21, 2017

AGENDA ITEM: 13

AUTHOR: Christina Husbands

SUBJECT: Blackstone & Simpson – Authorization to Assume Purchase and Sale Agreement and Submit Funding Application

Executive Summary

The Blackstone & Simpson development (the “Project”) is a mixed-use, multiple family residential, commercial/retail project that is proposed along the Blackstone corridor in close proximity to Manchester Transit Center on approximately .78 acres in Fresno, CA. The subject property has an existing building with approximately 20,000 SF of office/retail/commercial space. Staff is evaluating potential options for a project that may consist of up to 50 affordable housing units with a commercial/retail component. The project is being considered in partnership with Austin Ewell, Scott Miller and Fresno Metro Ministries. Austin Ewell and Scott Miller have been negotiating a purchase and sale agreement with the current property owners and have/will be executing the agreement. Terms and understanding of the potential partnership are being discussed. If mutual agreement of a partnership is reached, Scott Miller and Austin Ewell may be willing to assign their interest in the purchase and sale agreement in favor of the Fresno Housing Authority.

The City of Fresno has a notice of funding availability for HOME program funding currently open and has an application deadline of April 7, 2017. It is possible that negotiations materialize with the proposed partners that will allow us the option to apply for HOME funding.

As part of the next phase in the Blackstone & Simpson development process, it is necessary for the Board of Commissioners of the Housing Authority of the City of Fresno to adopt several board resolutions that will allow for a list of significant actions to take place in order to facilitate the development.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno adopt the attached resolutions approving the necessary actions allowing for the assignment of the Purchase and Sale Agreement and further approve actions needed to move forward with a City of Fresno HOME application submission, and authorize Preston Prince, CEO/Executive Director, Angelina Nguyen, Chief of Staff, and/or their designee, to negotiate and execute documents in connection with the approved actions.

1. Authorize entering into a Purchase and Sale Agreement through assignment of the existing purchase and sale agreement between Austin Ewell and Scott Miller, proposed development partners and the existing property owners.
2. Authorize entering into a MOU between the Housing Authority of the City of Fresno, Austin Ewell and Scott Miller for the development and possible joint ownership of the proposed project.
3. Authorize the undertaking of all actions necessary to assemble and submit an application for City of Fresno HOME funds.
4. Provide for other matters related thereto.

Fiscal Impact

Until the Boards approve a final project, only predevelopment expenses are to be incurred. No financing commitment is being requested from the Boards of Commissioners at this time; should funds be awarded staff will present the Boards with financing options for their consideration. There is no fee for submission of a HOME Funds application. If funding is received, costs associated with pre-development activities would be reimbursed through the project. The proposed purchase and sale agreement between the Housing Authority of the City of Fresno through assignment of the existing purchase and sale agreement between Austin Ewell and Scott Miller and the current property owner may require a deposit up to \$20,000 refundable if the project is unable to obtain entitlements by May 31, 2017.

Background Information

The Blackstone & Simpson development (APN's: 443-104-08, 443-104-09, 443-104-10, & 443-104-23) is a mixed-use, multiple family residential, commercial/retail project that will be located along the Blackstone corridor in close proximity to Manchester Transit Center on approximately .78 acres in Fresno, CA. The project site is located in an area of high demand. Along with up to 50 new construction units, the project also proposes to encompass a commercial/retail component. The site plan envisions the site with two-story structures and a commercial/retail component on the first floor with visibility from Blackstone Avenue.

RESOLUTION NO. _____

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

RESOLUTION AUTHORIZING THE ASSIGNMENT OF PURCHASE AND SALE
AGREEMENT AND SUBMISSION OF A CITY OF FRESNO HOME FUNDS
APPLICATION AND PROVIDING FOR OTHER MATTERS RELATED THERETO FOR
THE BLACKSTONE & SIMPSON PROJECT
(APNs: 443-104-08, 443-104-09, 443-104-10, & 443-104-23)

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

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

WHEREAS, the Blackstone & Simpson (“the Project”), may include up to 50 new construction units and a commercial/retail component; and,

WHEREAS, the development of the Project (APNs: 443-104-08, 443-104-09, 443-104-10, & 443-104-23) is in line with the Authority’s development goals; and,

WHEREAS, the Authority intends to enter into a conditional purchase and sale agreement through assignment of the existing purchase and sale agreement between Austin Ewell and Scott Miller and the current owners for the property;

WHEREAS, the Authority intends to enter into a MOU with Austin Ewell and Scott Miller for the development of the project; and,

WHEREAS, the Authority intends to submit a funding application for the City of Fresno HOME Funds and other grants, operating subsidies and/or private loans and such other sources identified by the CEO/Executive Director; and,

WHEREAS, the Authority intends to undertake such actions as necessary to facilitate the Project’s financing; and,

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California, hereby authorizes Preston Prince, the CEO/Executive Director, Angelina Nguyen, Chief of Staff, and/or their designee, to adopt the

attached resolutions (1) approve the submission of a City of Fresno HOME Funds application, (2) approve the MOU between the Authority and Austin Ewell and Scott Miller (3) approve the purchase and sale agreements through assignment of the existing purchase and sale agreement between Austin Ewell and Scott Miller, and the current owners for the Blackstone and Simpson project.

PASSED AND ADOPTED THIS 21st DAY OF MARCH, 2017. 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:

Preston Prince, Secretary of the Boards of Commissioners