



Boards of Commissioners Update

August 2017

Boards of Commissioners Update – August 2017

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BOARD UPDATE

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www.fresnohousing.org

TO: Boards of Commissioners

DATE: August 10, 2017

Fresno Housing Authority

AUTHOR: Aurora Ibarra

FROM: Preston Prince, CEO/Executive Director



SUBJECT: Update on Leasing and Housing Assistance Payments (HAP) for the Housing Choice Voucher (HCV) Program

Executive Summary

The U.S Department of Housing and Urban Development (HUD) has used historical data as a benchmark to determine future funding, and this method will continue for Calendar Year (CY) 2017. HUD set 2017 HAP proration levels at 97% of 2016 HAP expenses. This level of proration will allow us to continue housing existing program participants while issuing vouchers to new applicants in order maintain voucher utilization rates.

Currently, the Agency has 371 vouchers designated for the Veterans Affairs Supportive Housing (VASH) program, all of which reside with the City HCV program. These vouchers are referral-based and issued as quickly as families are referred from The United States Department of Veterans Affairs (VA).

As in the past, we will continue to diligently monitor our HAP and voucher utilization rates.

City HCV

HAP expenditures for the month of July totaled \$3,570,631. The Per Unit Cost (PUC) for the month was \$545 for non-VASH vouchers. HAP expenditures for the year are projected at \$43.3 million, resulting in 97.2% utilization in total HAP funding, and an expected year-end balance of \$4.2 million in total HAP reserves.

The overall projected voucher utilization for CY 2017 is 98.7%, ending the month of December at 98.1%.

County HCV

HAP expenditures for the month of July totaled \$2,804,307. The Per Unit Cost (PUC) for the month was \$508. HAP expenditures for the year are projected at \$34.2 million, resulting in 102% utilization of HAP funding, and an expected year-end balance of \$2.3 million in HAP reserves.

The overall projected voucher utilization for CY 2017 is 97.6%, ending the month of December at 97.2%.

Agency: **City HAP Analysis**

Year:

2017

Enter Data into Green fields	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
HAP													
HAP Budget Authority (97%)	\$3,457,264	\$3,457,264	\$3,457,264	\$3,457,264	\$3,457,264	\$3,457,264	\$3,457,264	\$3,457,264	\$3,457,264	\$3,457,264	\$3,457,264	\$3,457,264	\$41,487,170
HAP Revenue	\$3,607,452	\$3,569,152	\$3,731,785	\$3,731,785	\$3,731,785	\$3,731,785	\$3,741,789	\$3,748,771	\$3,748,771	\$3,748,771	\$3,748,771	\$3,748,771	\$44,589,388
HAP Expenses	\$3,626,303	\$3,709,838	\$3,676,829	\$3,599,902	\$3,600,737	\$3,590,181	\$3,570,631	\$3,590,181	\$3,590,181	\$3,590,181	\$3,590,181	\$3,590,181	\$43,325,326
Net HAP (Variance)	-\$18,851	-\$140,686	\$54,956	\$131,883	\$131,048	\$141,604	\$171,158	\$158,590	\$158,590	\$158,590	\$158,590	\$158,590	\$1,264,062
% Variance Based on HAP Rev	100.5%	103.9%	98.5%	96.5%	96.5%	96.2%	95.4%	95.8%	95.8%	95.8%	95.8%	95.8%	97.2%
PHA-Held Reserve Balance	\$ -	\$ -	\$ -	\$ 36,468	\$ 174,632	\$ 316,236	\$ 487,394	\$ 645,984	\$ 804,574	\$ 963,164	\$ 1,121,754	\$ 1,280,344	\$1,280,344
HUD-Held Reserve Balance	\$ 5,076,773	\$ 4,747,741	\$ 4,256,075	\$ 3,764,410	\$ 3,272,744	\$ 2,781,079	\$ 2,930,841	\$ 2,930,841	\$ 2,930,841	\$ 2,930,841	\$ 2,930,841	\$ 2,930,841	\$2,930,841
Total HAP Reserve Balance	\$5,076,773	\$4,747,741	\$4,256,075	\$3,800,878	\$3,447,376	\$3,097,315	\$3,418,235	\$3,576,825	\$3,735,415	\$3,894,005	\$4,052,595	\$4,211,185	\$4,211,185
PUC													
Actual HAP PUC	\$522	\$533	\$538	\$531	\$539	\$542	\$545	\$548	\$548	\$548	\$548	\$540	\$540
UNITS - Regular Vouchers													
HUD Baseline Units	6785	6785	6785	6785	6785	6785	6785	6785	6785	6785	6785	6785	81,420
Actual Leased (inc port outs)	6950	6965	6832	6778	6678	6622	6547	6553	6553	6553	6653	6653	80,337
Variance to baseline	165	180	47	-7	-107	-163	-238	-232	-232	-232	-132	-132	-1083
YTD Variance to baseline	165	345	392	385	278	115	-123	-355	-587	-819	-951	-1083	-1083
Monthly Utilization	102.4%	102.7%	100.7%	99.9%	98.4%	97.6%	96.5%	96.6%	96.6%	96.6%	98.1%	98.1%	98.7%
UNITS - VASH Vouchers													
HUD Baseline Units	371	371	371	371	371	371	371	371	371	371	371	371	4,452
Actual Leased	293	296	295	297	300	300	300	300	300	300	300	300	3,581
Variance to baseline	-78	-75	-76	-74	-71	-71	-71	-71	-71	-71	-71	-71	-871
YTD Variance to baseline	-78	-153	-229	-303	-374	-445	-516	-587	-658	-729	-800	-871	-871
Monthly Utilization	79.0%	79.8%	79.5%	80.1%	80.9%	80.9%	80.9%	80.9%	80.9%	80.9%	80.9%	80.9%	80.4%
PUC With VASH	\$ 501	\$ 511	\$ 516	\$ 509	\$ 516	\$ 519	\$ 521	\$ 524	\$ 524	\$ 524	\$ 516	\$ 516	\$ 516

Agency: **County HAP Analysis**

Year: **2017**

Enter Data into Green fields	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
HAP													
HAP Budget Authority (97%)	\$2,720,297	\$2,720,297	\$2,720,297	\$2,720,297	\$2,720,297	\$2,720,297	\$2,720,297	\$2,720,297	\$2,720,297	\$2,720,297	\$2,720,297	\$2,720,297	\$32,643,561
HAP Revenue	\$2,649,445	\$2,649,445	\$2,790,148	\$2,790,148	\$2,790,148	\$2,790,148	\$2,635,157	\$2,897,562	\$2,897,562	\$2,897,562	\$2,897,562	\$2,897,562	\$33,582,449
HAP Expenses	\$2,689,401	\$2,810,818	\$2,881,088	\$2,847,970	\$2,821,991	\$2,911,487	\$2,804,307	\$2,896,145	\$2,896,145	\$2,896,145	\$2,896,145	\$2,896,145	\$34,247,787
Net HAP (Variance)	-\$39,956	-\$161,373	-\$90,940	-\$57,822	-\$31,843	-\$121,339	-\$169,150	\$1,417	\$1,417	\$1,417	\$1,417	\$1,417	-\$665,338
% Variance Based of HAP Rev	101.5%	106.1%	103.3%	102.1%	101.1%	104.3%	106.4%	100.0%	100.0%	100.0%	100.0%	100.0%	102.0%
PHA-Held Reserve Balance	\$625,997	\$534,295	\$443,355	\$435,879	\$418,194	\$321,626	\$88	\$1,505	\$2,922	\$4,339	\$5,756	\$7,173	\$7,173
HUD-Held Reserve Balance	\$2,804,485	\$2,760,202	\$2,575,216	\$2,390,230	\$2,205,244	\$2,020,258	\$2,335,668	\$2,335,668	\$2,335,668	\$2,335,668	\$2,335,668	\$2,335,668	\$2,335,668
Total HAP Reserve Balance	\$3,430,482	\$3,294,497	\$3,018,571	\$2,826,109	\$2,623,438	\$2,341,884	\$2,335,756	\$2,337,173	\$2,338,590	\$2,340,007	\$2,341,424	\$2,342,841	\$2,342,841
PUC													
Actual HAP PUC (Exp/Leased)	\$498	\$516	\$515	\$510	\$507	\$524	\$508	\$527	\$527	\$527	\$527	\$527	\$518
UNITS													
HUD Baseline Units	5652	5652	5652	5652	5652	5652	5652	5652	5652	5652	5652	5652	67,824
Actual Leased (inc port outs)	5404	5452	5592	5583	5570	5561	5525	5496	5496	5496	5496	5496	66,167
Variance to baseline	-248	-200	-60	-69	-82	-91	-127	-156	-156	-156	-156	-156	-1657
YTD Variance to baseline	-248	-448	-508	-577	-659	-750	-877	-1033	-1189	-1345	-1501	-1657	-1657
Monthly Utilization	95.6%	96.5%	98.9%	98.8%	98.5%	98.4%	97.8%	97.2%	97.2%	97.2%	97.2%	97.2%	97.6%

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

DATE: August 10, 2017

AUTHOR: Emily De La Guerra

SUBJECT: Financial Operating Results through June 30, 2017

Executive Summary

The purpose of this update is to present the financial operating results as of June 30, 2017, along with a brief summary of variances from the current approved budgets. Projections have been incorporated into the year-to-date budget to account for the timing of cash flows and known variable expenses. These adjustments were based on historical trends and the most current information available.

Please see the attached financial report for a summary revenues and expenses by budget and division. The Agency Operations Budget attachment provided with this update shows the consolidation of all Agency programmatic budgets combined into six divisions, as well as the budget for Housing Assistance Payments (HAP). Each budget, separately and together as a whole, is intended to ensure that the Fresno Housing Authority remains fiscally sound while investing in the Agency's future, and delivering services in accordance with our mission statement.

Agency Operating Budget

Overall, the Agency performed better than expected in the first half of the year. Total net income is \$413 thousand more than projected, and unrestricted net income is \$1.0 million better than budgeted. These positive variances are mainly attributable to expense reductions across the Agency, however staff expects that it is unlikely that any budget savings shown in the current financial results will be realized by the end of the year.

Total income across the Agency is down \$1.8 million dollars as compared to our year-to-date budget. A majority of this variance lies within Core and Assisted Housing (AHD). The revenue variance in Core is attributable to allocated expenses that are collected by Core and booked as revenue. Several of these types of expenses have not yet been incurred by the Agency, including consulting fees, insurance, software expenses, and audit costs, most of which are paid in the third and fourth quarters of the year. As the expenses are

incurred, they will be charged out to each program and Core will collect the revenue. The variance in Assisted Housing is due to fewer expenditures in the Tenant-Based Rental Assistance (TBRA) and Cal-Works programs. These programs operate on a reimbursement basis, so we receive the grant income based on how much the Agency has expended on that specific program. Overall, there may be some savings in the programs, however there will be a net zero effect on the budget because the grants are reimbursement based.

Operating expenses for the Agency are \$2.2 million less than budgeted for the first half of the year. This is a normal occurrence for the organization as a majority of large expenditures happen later in the year. Payroll and Administrative expenses are considerably lower than the year-to-date budget. The Agency budgets for new employees to be hired in January, and in most instances, it takes slightly longer to on-board a new employee thus saving the Agency some payroll expenses in the beginning of year. However, as the agency approaches the third and fourth quarters of the year, it is expected that there will be additional payroll expenses as budgeted positions are filled. Administrative expenses are down as of June 30th due to timing delays in allocated costs, which was discussed earlier in the memo. As the agency receives invoices for expenses such as insurance and software costs, the programs' expenses will increase, as well as the revenue in Core. The other large variance in administrative expenses are the consulting fees paid to organizations who assist with Low-Income Housing Tax Credit developments. These consulting payments are normally contingent upon the receipt of developer fees. As the Agency receives developer fee revenue during the third and fourth quarter, it is expected the budgeted consulting expenses will be paid and actuals will normalize during the latter half of 2017. Tenant services expenses are slightly lower than budgeted due to reduced spending on the TBRA and Cal-Works programs, as mentioned previously.

Because of the cyclical nature of the Agency's expenditures, staff expects that any budget savings shown in the current financial results will not be realized by the end of the year. Overall, it is expected that spending will rise in the third and fourth quarters and the Agency will end the year very close to budget.

	Total YTD Budget	Total YTD Actuals	\$ Variance	% Variance
AGENCY OPERATING BUDGET				
TOTAL INCOME	20,846,834	19,014,218	(1,832,616)	-9%
TOTAL EXPENSES	18,930,356	16,684,281	(2,246,075)	-12%
NET OPERATING INCOME	1,916,478	2,329,937	413,459	22%
TOTAL NON-OPERATING EXPENSES	880,535	1,074,405	193,870	22%
NET CASH FLOW	1,035,943	1,255,532	219,589	21%
UNRESTRICTED CASH FLOW	(160,882)	892,188	1,053,071	655%

	Q1 2017 Budget	Q1 2017 Actuals	\$ Variance	% Variance
AGENCY OPERATING BUDGET				
TOTAL INCOME	10,423,417	9,715,766	(707,651)	-7%
TOTAL EXPENSES	9,013,329	7,655,663	(1,357,666)	-15%
NET OPERATING INCOME	1,410,088	2,060,103	650,014	46%
TOTAL NON-OPERATING EXPENSES	440,267	356,704	(83,564)	-19%
NET CASH FLOW	969,821	1,703,399	733,578	76%
UNRESTRICTED CASH FLOW	371,409	709,143	337,735	91%

Housing Assistance Payments (HAP) Budget

Housing Assistance Payments (HAP) are the subsidies paid to landlords on behalf of residents participating in the Housing Choice Voucher program (formerly known as “Section 8”) and the Shelter Plus Care program. Revenues and expenses for Housing Assistance Payments are better than budgeted as of June 30, 2017 due to increased leasing activities and increased proration levels. Revenues are approximately \$3.1 million more than budgeted due to increased proration. In June, the Agency was notified by HUD that HAP proration would be increased from 95% to 97%, which is why HAP revenues are much higher than originally projected. HAP expenditures are also higher than originally budgeted due to higher voucher utilization rates in the City during the first quarter and increasing Per Unit Costs (PUC) across both programs.

HAP REVENUE	35,863,567	38,990,773	3,127,206	9%
HAP EXPENSES	37,347,489	39,402,429	2,054,941	0%
NET HAP INCOME	(1,483,922)	(411,656)	1,072,266	-72%

HOUSING ASSISTANCE PAYMENTS	Q1 2017 Budget	Q1 2017 Actuals	\$ Variance	% Variance
HAP INCOME	17,925,162	19,259,678	1,334,516	7%
HAP EXPENSES	18,673,744	19,650,197	976,452	5%
NET HAP INCOME	(748,582)	(390,519)	358,063	-48%

Background Information

The Boards of Commissioners approved the 2017 Operating Budget in December 2016 with revenues of \$41.69 million and expenses of \$37.88 million, resulting in total net income of approximately \$3.81 million, and a utilization of approximately \$322 thousand of unrestricted reserves.

The 2017 Budget for Housing Assistance Payments was approved in December 2016 with \$74.1 million in revenue and \$76.3 million in expenses, thus utilizing approximately \$2.2 million of our restricted HAP reserves.

**Fresno Housing Authority
Financial Results as of June 30, 2017**

	Core Budget	Core Actuals	Instrum. Budget	Instrum. Actuals	P&CD Budget	P&CD Actuals	AHD Budget	AHD Actuals	HSM Budget	HSM Actuals	Aff Hsg Budget	Aff Hsg Actuals	Total YTD Budget	Total YTD Actuals	\$ Variance	% Variance
AGENCY OPERATING BUDGET																
INCOME																
NET TENANT INCOME	-	-	-	-	-	-	-	-	2,768,910	3,013,300	1,015,936	1,053,977	3,784,846	4,067,277	282,431	7%
INTEREST INCOME	-	2,641	425,400	304,296	-	-	71	-	38,508	20,845	-	2	463,979	327,784	(136,195)	-29%
OTHER INCOME	470,149	26,884	215,200	61,329	12,876	3,340	551,977	384,369	66,933	13,986	13,778	18,354	1,330,913	508,262	(822,651)	-62%
ADMIN & MANAGEMENT FEE INCOME	4,112,899	3,652,286	75,000	-	-	-	5,481	27,196	39	780	-	-	4,193,419	3,680,262	(513,157)	-12%
DEVELOPER FEE INCOME	-	-	-	-	2,592,896	2,485,852	-	-	-	-	-	-	2,592,896	2,485,852	(107,044)	-4%
HUD GRANT INCOME	-	-	-	-	-	-	4,566,411	5,054,681	2,484,645	2,328,669	-	-	7,051,056	7,383,350	332,293	5%
OTHER GRANT INCOME	-	-	-	-	-	-	1,000,693	268,364	413,823	285,393	15,210	7,675	1,429,726	561,432	(868,294)	-61%
TOTAL INCOME	4,583,048	3,681,810	715,600	365,625	2,605,772	2,489,192	6,124,632	5,734,610	5,772,858	5,662,973	1,044,924	1,080,007	20,846,834	19,014,218	(1,832,616)	-9%
EXPENSES																
PAYROLL EXPENSES	2,970,774	2,405,992	-	-	597,493	642,995	3,334,370	2,985,290	1,423,985	1,417,078	136,976	149,707	8,463,597	7,601,062	(862,535)	-10%
ADMINISTRATIVE EXPENSES	1,707,448	1,475,411	304,900	176,877	902,197	242,383	2,704,074	2,437,619	1,193,895	1,364,319	78,387	97,034	6,890,901	5,793,643	(1,097,259)	-16%
TENANT SERVICES EXPENSES	26,502	10	-	-	-	-	848,510	628,616	8,440	4,253	2,418	179	885,869	633,058	(252,812)	-29%
UTILITY EXPENSES	88,425	55,686	-	-	-	-	31,000	98,820	924,446	918,187	98,178	115,603	1,142,048	1,188,296	46,247	4%
MAINTENANCE EXPENSES	266,228	171,543	17,500	9,511	3,345	2,177	23,392	26,204	747,715	884,055	272,175	199,968	1,330,355	1,293,458	(36,897)	-3%
TAXES & INSURANCE EXPENSES	14,943	25,858	9,150	310	1,292	10,359	1,746	3,075	176,678	124,512	13,777	10,651	217,586	174,765	(42,820)	-20%
TOTAL EXPENSES	5,074,320	4,134,500	331,550	186,698	1,504,327	897,914	6,943,091	6,179,625	4,475,159	4,712,404	601,910	573,141	18,930,356	16,684,281	(2,246,075)	-12%
NET OPERATING INCOME	(491,272)	(452,689)	384,050	178,928	1,101,445	1,591,278	(818,459)	(445,015)	1,297,700	950,569	443,014	506,866	1,916,478	2,329,937	413,459	22%
NON-OPERATING EXPENSES																
TOTAL NON-OPERATING EXPENSES	-	-	-	-	-	46	111,368	60,608	356,956	492,016	21,850	6,561	490,175	559,231	69,056	14%
TOTAL FINANCING EXPENSES	87,500	140,000	-	250	-	-	-	-	127,968	273,888	164,892	101,036	380,360	515,174	134,814	35%
TOTAL ADJUSTMENTS & OPERATING	10,000	-	-	-	-	-	-	-	-	-	-	-	10,000	-	(10,000)	0%
TOTAL NON-OPERATING EXPENSES	97,500	140,000	-	250	-	46	111,368	60,608	484,924	765,903	186,742	107,597	880,535	1,074,405	193,870	22%
NET CASH FLOW	(588,772)	(592,689)	384,050	178,678	1,101,445	1,591,231	(929,827)	(505,622)	812,775	184,666	256,272	399,269	1,035,943	1,255,532	219,589	21%
UNRESTRICTED CASH FLOW	(588,772)	(592,689)			1,101,445	1,591,231	(929,827)	(505,622)			256,272	399,269	(160,882)	892,188	1,053,071	655%
HAP REVENUE																
HAP REVENUE							35,863,567	38,990,773					35,863,567	38,990,773	3,127,206	9%
HAP EXPENSES																
HAP EXPENSES							37,347,489	39,402,429					37,347,489	39,402,429	2,054,941	6%
NET HAP INCOME							(1,483,922)	(411,656)					(1,483,922)	(411,656)	1,072,266	-72%

BOARD UPDATE

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TO: Boards of Commissioners

Fresno Housing Authority

DATE: August 10, 2017

AUTHOR: Emily De La Guerra

FROM: Preston Prince, CEO/Executive Director



SUBJECT: Update on Agency Expenditures

Executive Summary

The purpose of this update is to provide the Boards of Commissioners with information regarding significant expenditures between June 2016 and June 2017.

Below is a list of vendors to whom the Agency paid over \$50,000 in the past twelve months. This includes payments made by both the Housing Authority and affiliated limited partnerships.

Vendor	Location	Amount
BROWN CONSTRUCTION INC	SACRAMENTO, CA	13,734,421.78
QUIRING GENERAL LLC	FRESNO, CA	10,004,034.17
JOHNSTON CONTRACTING INC	FRESNO, CA	6,877,524.32
ASHWOOD CONSTRUCTION INC	FRESNO, CA	4,041,958.68
KAISER FOUNDATION HEALTH PLAN	LOS ANGELES, CA	1,533,266.40
UNITEDHEALTHCARE OF CALIFORNIA	LOS ANGELES, CA	756,970.59
PACIFIC GAS & ELECTRIC	SACRAMENTO, CA	725,293.10
CWES INC.	FRESNO, CA	698,961.98
CENTRAL VALLEY LAWNSCAPES	FRESNO, CA	593,941.18
CHWCA	SACRAMENTO, CA	589,765.57

Vendor	Location	Amount
R. L. DAVIDSON INC	FRESNO, CA	558,545.71
MOGAVERO NOTESTINE ASSOCIATES	SACRAMENTO, CA	523,149.14
YARDI SYSTEMS INC.	GOLETA, CA	513,127.81
U S BANK CORPORATE PAYMENT SYSTEM	ST LOUIS, MO	498,393.12
CITY OF FRESNO	FRESNO, CA	498,053.97
KUYKENDALL SOLOAR CORPORATION	COARSEGOLD, CA	497,998.34
LORENZ & ASSOCIATES	FRESNO, CA	350,013.69
BOYS AND GIRLS CLUBS OF FRESNO	FRESNO, CA	348,122.32
STW CONSTRUCTION	SELMA, CA	318,367.50
STATE OF CALIFORNIA HCD CASHIER MS 415	SACRAMENTO, CA	302,424.37
CA HOUSING FINANCE AGENCY	SACRAMENTO, CA	292,323.00
HOUSING AUTHORITIES RISK RETENTION POOL	VANCOUVER, WA	285,818.00
CITY OF FRESNO	FRESNO, CA	285,566.41
WELLS FARGO BANK	MINNEAPOLIS, MN	282,932.00
MID VALLEY DISPOSAL	FRESNO, CA	282,708.04
CITY OF FRESNO POLICE DEPARTMENT	FRESNO, CA	282,468.14
SOFTWAREONE INC	WAUKESHA, WI	280,583.56
HERZOG REAL ESTATE	CLOVIS, CA	273,918.98
HD SUPPLY FACILITIES MAINT.	SAN DIEGO, CA	257,953.21
INNOVATIVE FINANCIAL HOUSING SOLUTIONS	CANTON, GA	251,823.59
KC CONSTRUCTION COMPANY	CLOVIS, CA	242,514.80
CITY OF FIREBAUGH	FIREBAUGH, CA	234,846.53
CITY OF MENDOTA UTILITIES DEPARTMENT	MENDOTA, CA	210,991.93
GEIL ENTERPRISES INC	FRESNO, CA	208,880.29

Vendor	Location	Amount
CALIFORNIA MUNICIPAL TECHNOLOGICES INC	PALOS VERDES ESTATE, CA	199,472.50
NOVOGRADAC & CO	SAN FRANCISCO, CA	191,999.00
AT&T	CAROL STREAM, IL	191,144.91
PNC REAL ESTATE TAX CREDIT CAPITAL	LOUISVILLE, KY	173,654.28
AHRP-AFFORDABLE HOUSING RISK POOL	VANCOUVER, WA	156,664.00
KRAZAN AND ASSOCIATES	CLOVIS, CA	155,212.50
DAVISFARR LLP	IRVINE, CA	150,542.20
CITY OF HURON	HURON, CA	147,638.86
CALIFORNIA HOUSING PARTNERSHIP	SAN FRANCISCO, CA	146,500.00
PBWS ARCHITECTS LLP	PASADENA, CA	145,286.93
CITY OF PARLIER FINANCE DEPARTMENT	PARLIER, CA	137,929.50
ABM JANITORIAL NORTHERN CA	FRESNO, CA	137,841.01
GSF PROPERTIES INC	FRESNO, CA	136,927.25
APPLEONE EMPLOYMENT SERVICES	GLENDALE, CA	190,821.82
RICOH USA INC	PASADENA, CA	124,130.09
CITY OF FRESNO FLEET SERVICE DEPT	FRESNO, CA	117,234.27
FRESNO UNIFIED SCHOOL DISTRICT	FRESNO, CA	116,666.20
BAKER MANOCK & JENSEN PC	FRESNO, CA	115,090.39
FRESNO COUNTY	FRESNO, CA	106,022.67
MID VALLEY DISPOSAL INC	FRESNO, CA	105,872.19
NATIONAL CREDIT REPORTING	SAN JOSE, CA	105,161.81
CITY OF ORANGE COVE	ORANGE COVE, CA	101,507.30
SCOTT BECK ARCHITECT	CULVER CITY, CA	101,390.50
SAN JOAQUIN PEST CONTROL	FRESNO, CA	100,514.00

Vendor	Location	Amount
HOMEBASE	SAN FRANCISCO, CA	98,600.00
CITY OF SANGER	SANGER, CA	97,527.71
PRESORT CENTER OF FRESNO, LLC	DINUBA, CA	91,517.11
VERIZON WIRELESS	DALLAS, TX	89,669.32
NEWEGG BUSINESS INC	CITY OF INDUSTRY, CA	87,800.04
HUMAN CAPITAL INITIATIVES LLC	WASHINGTON, DC	80,774.51
ASSURANT EMPLOYEE BENEFITS	KANSAS CITY, CA	79,583.88
CALIFORNIA TAX CREDIT ALLOC COMMITTEE	SACRAMENTO, CA	78,703.00
FRESNO COUNTY TAX COLLECTOR	FRESNO, CA	77,649.05
OFFICE DEPOT	LOS ANGELES, CA	72,732.36
ATKINSON, ANDELSON et al	CERRITOS, CA	71,984.24
OAK FURNITURE LIQUIDATORS	FRESNO, CA	70,076.32
ULTIMATE STAFFING COMPANIES, LP	ANAHEIM, CA	69,665.53
BETTER FLOORING INC	FRESNO, CA	69,000.00
TFS INVESTMENTS INC	FRESNO, CA	68,571.10
SEIU LOCAL #521-UNION DUES	SAN FRANCISCO, CA	67,722.92
LOWE'S	ATLANTA	63,600.44
COUNTY OF FRESNO-DBH	FRESNO, CA	61,822.40
HOME DEPOT CREDIT SERVICES	PHOENIX, AZ	61,801.00
NOBLE CONSTRUCTION	CLOVIS, CA	56,379.00
SHERWIN-WILLIAMS COMPANY	PHOENIX, AZ	53,808.58
CITY OF SAN JOAQUIN	SAN JOAQUIN, CA	53,273.44
COLONIAL LIFE PROCESSING CENTER	COLOMBIA, SC	52,191.73

Vendor	Location	Amount
BALLARD SPAHR ANDREWS & INGERSOLL LLP	BALTIMORE, MD	51,035.77
FRONTIER COMMUNICATIONS	CINCINNATI, OH	50,706.56
US BANCORP	ST. LOUIS, MO	50,000.00

BOARD UPDATE

O (559) 443-8400

F (559) 445-8981

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

www.fresnohousing.org

TO: Board of Commissioners

DATE: August 10, 2017

Fresno Housing Authority

AUTHOR: Quincy Boren

FROM: Preston Prince



CEO/Executive Director

SUBJECT: Transformative Climate Communities Program (TCC)

Executive Summary

The State Cap and Trade program has several funding opportunities Staff is working to participate in. The Transformative Climate Communities (TCC) program is a \$70 million dollar grant funding opportunity for the City of Fresno. There is also a \$1.5 million planning grant opportunity. All pots of money must be used to impact the climate, reduce greenhouse gas emissions, and overall improve the environmental quality of the community. Below is a list of projects staff anticipates on submitting, along with a timeline and process update as to how projects will be selected.

Central Office site: Staff has a concept proposal for a 15 story, mixed use development with commercial/retail space on the bottom floors, and up to 120 units of affordable housing above. The location would be at the northern end of the parking lot and would allow for the central office site to still be used as office space. With the improvement of Fulton Street and the opening up to traffic, the project would be at the center of the newly developed downtown, and with the addition of the high speed rail station, it would be perfectly positioned to accentuate the changing nature of downtown.

Chinatown: Staff has a concept proposal for a 4 story, mixed use development with commercial/retail space on the bottom floor, and up to 61 units of affordable housing above. The site is within a quarter mile of the planned high speed rail station at Mariposa and F Street, and is exactly the kind of project the TCC program is looking for. Part of the proposal would be improvement of the surrounding streets and alleyways, improving sidewalks and adding street trees. Staff has met with business owners and community members to determine the needs for the area.

West Fresno Triangle: Staff envisions submitting this site for the planning grant. With the recent purchase of the triangle at California Ave. and Kern Street from the former RDA, staff has begun to meet with community leaders to determine the best use of that area. There have been planning meetings, and scheduled outreach to conduct a community meeting in the near future as well.

Process of Selection: The State of California Strategic Growth Council (SGC) is the final decision making body that will award the funds. SGC has put out guidance that proposals must be submitted through a single applicant body. As such, the City of Fresno will be the official applicant requesting the funds. The City of Fresno's process for selecting projects has been to conduct community meetings and workshops to inform the public about the process and the request for projects to be submitted. There are approximately 6 community meetings planned, and during one of those meetings, the community meeting group will vote on projects they would like sent to the City for official submission to the SGC for the TCC funding. This is referred to as the "concept phase". Once the City selects the projects that are approved at the concept phase, they will work with the selected developers to submit the "full application" to the SGC. The timing for the concept proposal selection is early September, with the full application process due to SGC scheduled for early December. The program is completely new, and guidance from the State and City of Fresno are still coming out even as proposals are being formed. Staff is working diligently to fully understand the requirements, and expects to be able to provide the Boards with more information once the concept phase has been complete.