



# Boards of Commissioners Update

February 2018

## **Boards of Commissioners Update – February 2018**

### **Table of Contents**

<b>Topic:</b>	<b>Page</b>
<b>Federal Budget Update</b>	<b>3</b>
<b>Asset List</b>	<b>5</b>
<b>Real Estate Development - Construction Subcontractors Analysis</b>	<b>10</b>
<b>Orchard Farm Labor Housing Overview</b>	<b>12</b>
<b>Highway City – Community Building Update</b>	<b>13</b>

## BOARD UPDATE

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Fresno, California 93721  
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[www.fresnohousing.org](http://www.fresnohousing.org)

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**TO:** Boards of Commissioners

**DATE:** February 16, 2018

Fresno Housing Authority

**AUTHOR:** Emily De La Guerra

**FROM:** Preston Prince, CEO/Executive Director



**SUBJECT:** Update on the Federal Budget for Fiscal Years 2018 & 2019

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### Executive Summary

The purpose of this communication is to provide the Boards an update on the 2018 and 2019 federal budget processes.

As previously communicated, on February 9, 2018, Congress approved a two-year budget agreement to lift the federal spending limits on defense and domestic priorities by a total of \$300 billion, or 5%, for fiscal years 2018 and 2019. The agreement, which was signed by the President, also included a Continuing Resolution (CR), which avoided a government shutdown for the second time this year. This CR will fund the government until March 23, 2018 giving the Appropriations Committees enough time to work out final spending levels under the increased caps.

On February 12, 2018, the President unveiled his fiscal year 2019 budget recommendations. While overall spending limits were increased in the budget agreement passed just three days prior, the budget proposal set forth by the President would dramatically reduce funding for many domestic priorities, including affordable housing and community development. The 2019 budget proposal reduces the overall HUD budget by more than 18%, while completely eliminating the Public Housing Capital Fund program, and all community development programs including Choice Neighborhoods, CDBG, and HOME funds. The total Public Housing Operating budget would be reduced by \$1.6 billion, or 44%. Almost \$100 million of that reduction would be shifted to the Rental Assistance Demonstration (RAD) program for an expansion that would eliminate the current unit cap and the deadline for applications. If the President's recommendations were enacted, funding for the Housing Choice Voucher program would similarly see a decrease in funding: Administrative Fees would decrease by 6.7% as compared to 2017 levels, and Housing Assistance Payments (HAP) would be reduced by 4.6%.

While it is unlikely that Congress will approve the President's recommendations for funding cuts, this budget proposal is indicative of his priorities and vision for the country. Staff will continue to analyze the impact of this proposal on the

Agency's budget and on the residents that we serve. We will continue to update the Boards of Commissioners as more information becomes available.

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**TO:** Boards of Commissioners

Fresno Housing Authority

**FROM:** Preston Prince   
CEO/Executive Director

**DATE:** February 16, 2018

**AUTHOR:** Christina Husbands

**SUBJECT:** List of Assets Owned

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### Executive Summary

As requested by Commissioners at the January, 2018 Board meeting, the attached document is a list of assets owned by Fresno Housing and/or affiliates. The list has been updated to reflect changes that have occurred since the list was last presented at the July, 2017 Board meeting. The list is a work in progress and staff will continue to routinely update the information and present it to the Board. Staff continues to analyze assets to appropriately further the goals and objectives of the Agency. Over the coming months, staff will provide updates and potential recommendations for several of these assets.

### Recommendation

None at this time. Informational only.

Property Name	City	Property Type	Project Type	Total Units	APN
El Puente	Fresno	Multifamily	Emergency Housing	30	
Mariposa Meadows	Fresno	Multifamily	Farm Labor Housing	40	477-040-35ST
Mendota FLH	Mendota	Multifamily	Farm Labor Housing	60	012-190-39
Orchard Apartments FLH	Parlier	Multifamily	Farm Labor Housing	40	355-030-48T
541 @ South Tower (Fulton/Cedar Heights)	Fresno	Multifamily	LIHTC	45	452-274-17 & 471-220-55T
Bridges at Florence	Fresno	Seniors	LIHTC	34	478-113-27
Brierwood Court (E.P. Investors)	Fresno	Multifamily	LIHTC	75	
CityView @ VanNess	Fresno	Multifamily	LIHTC	45	468-550-01
Cordova Apartments	Selma	Multifamily	LIHTC	81	
Courtyards at Cypress Grove	Oakley	Multifamily	LIHTC	96	
Elderberry at Bethel (Sanger Seniors Limited)	Sanger	Seniors	LIHTC	75	
Fenix at Glenn/Calaveras	Fresno	Multifamily	LIHTC	30	459-243-22 & 459-322-20
Firebaugh San Joaquin Vista	Firebaugh	Multifamily	LIHTC	48	
Fresno Villa Del Mar	Fresno	Multifamily	LIHTC	48	
Kearney Palms I	Kerman	Multifamily	LIHTC	81	
Kearney Palms II	Kerman	Multifamily	LIHTC	20	
Kings River Commons	Reedley	Multifamily	LIHTC	60	370-400-42
Legacy Commons I	Fresno	Multifamily	LIHTC	64	477-145-56
Marion Villas	Kingsburg	Seniors	LIHTC	46	396-051-03
Silveridge (Clovis Seniors)	Clovis	Seniors	LIHTC	100	
Lexington Square (Clovis Bedford, Limited)	Clovis	Multifamily	LIHTC	130	
Summer Creek Place (Oakley Senior Associates)	Oakley	Multifamily	LIHTC	80	
Canyon Springs L.P.	Fresno	Multifamily	LIHTC 80/20	138	
Granada Commons (Kerman Acre)	Kerman	Multifamily	LIHTC/LIPH	16	023-332-17
Pacific Gardens	Fresno	Multifamily	LIHTC/LIPH	56	463-050-27
Yosemite Village (YEC)	Fresno	Multifamily	LIHTC/LIPH	69	477-040-47ST
Parc Grove Commons II	Fresno	Multifamily	LIHTC/LIPH/PBV	215	446-020-38 & 37
Cueva de Oso (Shockley)	Selma	Multifamily	LIHTC/PBRA	48	
Legacy Commons II	Fresno	Multifamily	LIHTC/PBRA	64	
Memorial Village	Sanger	Multifamily	LIHTC/PBRA	48	320-050-21T
Mendota RAD	Mendota	Multifamily	LIHTC/PBRA	124	see notes
Orange Cove RAD	Orange Cove	Multifamily	LIHTC/PBRA	90	see notes
Paseo 55 (Trailside)	Reedley	Multifamily	LIHTC/PBRA	55	368-241-15

Property Name	City	Property Type	Project Type	Total Units	APN
Southeast Fresno RAD	Fresno	Multifamily	LIHTC/PBRA	193	see notes
Viking Village RAD	Fresno	Multifamily	LIHTC/PBRA	40	430-050-47T
Parc Grove Commons Northwest	Fresno	Multifamily	LIHTC/PBV	148	446-020-39
Renaissance at Alta Monte	Fresno	Special Needs	LIHTC/PBV	30	459-323-16T
Renaissance at Parc Grove (PGCNE)	Fresno	Special Needs	LIHTC/PBV	40	
Renaissance at Santa Clara	Fresno	Special Needs	LIHTC/PBV	70	467-082-31 & 32
Renaissance at Trinity	Fresno	Special Needs	LIHTC/PBV	21	465-144-06
Rio Villas (Firebaugh Gateway)	Firebaugh	Seniors	LIHTC/PBV	30	008-075-21
Biola Apartments [c]	Biola	Multifamily	LIPH	12	016-470-10T
Cardella Courts[c]	Firebaugh	Multifamily	LIPH	32	007-140-04ST (B)
Cazares Terrace II[c]	Huron	Multifamily	LIPH	20	
Cazares Terrace[c]	Huron	Multifamily	LIPH	24	075-243-01T
Del Rey Complex	Del Rey	Multifamily	LIPH	30	180-08T
DeSoto Gardens[c]	Fresno	Multifamily	LIPH	40	
DeSoto II[c]	Fresno	Multifamily	LIPH	28	478-051-3T
Fairview Heights Terrace[c]	Fresno	Multifamily	LIPH	74	478-052-02T
Firebaugh Elderly[c]	Firebaugh	Multifamily	LIPH	30	007-140-04ST ( C )
Helsem Terrace[c]	Kerman	Multifamily	LIPH	40	023-332-08ST
Huron Apartments[c]	Huron	Multifamily	LIPH	20	
Laton Apartments	Laton	Multifamily	LIPH	20	190-17T
Magill Terrace[c]	Fowler	Multifamily	LIPH	20	343-030-08T
Marcelli Terrace[c]	Fresno	Multifamily	LIPH	24	311-150-13T
Mendoza Terrace II[c]	Firebaugh	Multifamily	LIPH	40	007-140-04ST (A)
Mendoza Terrace[c]	Firebaugh	Multifamily	LIPH	50	007-140-06T
Monte Vista Terrace[c]	Fresno	Multifamily	LIPH	44	
Oak Grove[c]	Parlier	Multifamily	LIPH	50	355-040-23T
Pinedale Apartments[c]	Fresno	Multifamily	LIPH	50	031-12T 303-031-
Pinedale Apartments[c]	Fresno	Multifamily	LIPH	30	032-33T 303-032-
San Joaquin Apartments	San Joaquin	Multifamily	LIPH	20	111-29T 033-111-
Sequoia Courts	Fresno	Multifamily	LIPH	60	465-141-01T
Sequoia Courts Terrace	Fresno	Multifamily	LIPH	78	143-01T 465-144-
Sierra Plaza [c]	Fresno	Multifamily	LIPH	70	467-211-01T
Sierra Terrace Lower[c]	Fresno	Multifamily	LIPH	26	214-01T 467-214-
Sunset Terrace[c]	Reedley	Multifamily	LIPH	20	370-141-02T (A)
Taylor Terrace	San Joaquin	Multifamily	LIPH	28	033-071-02T
Wedgewood Commons[c]	Sanger	Multifamily	LIPH	64	315-180-27T

Property Name	City	Property Type	Project Type	Total Units	APN
Dayton Square Apartments	Fresno	Multifamily	Market	66	437-21-20T
El Cortez	Fresno	Multifamily	Market	48	
Sierra Terrace Upper	Fresno	Multifamily	Market	46	214-01T 467-214-
Sunset Terrace II	Reedley	Multifamily	Market	20	141-02T (B) 370-
Woodside Apartments	Fresno	Multifamily	Market	76	
San Ramon Apartments	Fresno	Multifamily	Market/NSP3	32	
Citrus Gardens FLH	Orange Cove	Multifamily	Market/USDA	30	142-8 375-142-
Firebaugh FLH	Firebaugh	Multifamily	Market/USDA	34	007-140-07ST
Maldonado Migrant Center	Firebaugh	Multifamily	Migrant Center	64	
Parlier Migrant Center	Parlier	Multifamily	Migrant Center	132	
Garland Gardens	Fresno	Multifamily	PBRA	51	433-22-39T
Parkside Apartments	Huron	Multifamily	PBRA	50	
Fresno HOP	Fresno	Single	Homeownership	1	471-032-13T
Fresno HOP	Fresno	Single	Homeownership	1	312-463-14T
Fresno HOP	Fresno	Single	Homeownership	1	471-161-06T
Fresno HOP	Fresno	Single	Homeownership	1	480-401-10T
Fresno HOP	Fresno	Single	Homeownership	1	480-421-06T
Fresno HOP	Fresno	Single	Homeownership	1	510-282-26ST
Sanger HOP	Sanger	Single	Homeownership	1	315-261-25T
Sanger HOP	Sanger	Single	Homeownership	1	315-273-03T
Sanger HOP	Sanger	Single	Homeownership	1	315-273-08T
Sanger HOP	Sanger	Single	Homeownership	1	315-275-20T
Sanger HOP	Sanger	Single	Homeownership	1	320-272-16T
Chance Home	Fresno	Single	NSP 1	1	
Central Office	Fresno	Office Building	Office Building	1	466-20-56T
Community Enrichment Center	Fresno	Office Building	Office Building	1	477-040-70
Firebaugh Classrooms	Firebaugh	Office Building	Office Building		
Firebaugh Maintenance Building/Office	Firebaugh	Office Building	Office Building	1	
Helm Home	Fresno	Office Building	Office Building	1	
Modular Classrooms	Fresno	Office Building	Office Building		
Parlier Office	Parlier	Office Building	Office Building	1	
Pine Warehouse	Fresno	Office Building	Office Building	1	
Pinedale Office	Fresno	Office Building	Office Building	1	
City View Commercial	Fresno	Commercial	Commercial	1	468-550-02T
Blackstone/Simpson Commercial	Fresno	Commercial	Retail-3039 N. Blackstone	1	443-104-08 thru 10 and 443-104-23
Vacant Land	San Joaquin	Vacant Land	Vacant Land	1	033-210-01

Property Name	City	Property Type	Project Type	Total Units	APN
Vacant Land	San Joaquin	Vacant Land	Vacant Land	1	033-210-02
Vacant Land	San Joaquin	Vacant Land	Vacant Land	1	033-210-03
Vacant Land	San Joaquin	Vacant Land	Vacant Land	1	033-210-04
Vacant Land	San Joaquin	Vacant Land	Vacant Land	1	033-210-05
Vacant Land	Del Rey	Vacant Land	Vacant Land	1	350-080-68
Vacant Land	Fresno	Vacant Land	Vacant Land	1	459-321-03
Vacant Land	Fresno	Vacant Land	Vacant Land	1	467-082-26 & 24
Vacant Land	Fresno	Vacant Land	Vacant Land	1	477-040-20
Vacant Land	Fresno	Vacant Land	Vacant Land	1	477-040-51
Vacant Land	Fresno	Vacant Land	Vacant Land	1	477-040-52
Vacant Land	Fresno	Vacant Land	Vacant Land	1	477-040-72
Vacant Land	Fresno	Vacant Land	Vacant Land	1	477-040-49
Vacant Land Alley	Fresno	Vacant Land Alley	Vacant Land - Alley	1	453-332-20T
Vacant Land	Fresno	Vacant Land	Vacant Land- Atchison Ct.	1	477-040-75
Vacant Land	Fresno	Vacant Land	Vacant Land- Delno/Cal.	1	477-040-73
Vacant Land	Fresno	Vacant Land	Vacant Land- Delno/Church	1	477-040-69
					245-06T, 467-262-02T, 467-245-04T, 467-245-12T, 467-245-11T, 467-245-05T, 467-245-07T, 467-262-01T, 467-245-08T, 467-245-10T, 467-262-03T, 467-245-03T, 467-262-04T, 467-245-09T
California Triangle	Fresno	Vacant Land	Vacant Land-California Ave.	1	
Vacant Land-Chinatown	Fresno	Vacant Land	Vacant Land-1101 F Street	1	467-065-06 & 07
Cal-HFA HELP	Fresno	Vacant Land Ponding Basin	Vacant Land Ponding Basin	1	442-412-02
Cal-HFA HELP	Fresno	Vacant Land Ponding Basin	Vacant Land Ponding Basin	1	442-421-16
Cal-HFA HELP	Fresno	Vacant Land Ponding Basin	Vacant Land Ponding Basin	1	442-421-17
Cal-HFA HELP	Fresno	Vacant Land Ponding Basin	Vacant Land Ponding Basin	1	442-421-18
Cal-HFA HELP	Fresno	Vacant Land Ponding Basin	Vacant Land Ponding Basin	1	442-421-19
				4561	

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**TO:** Boards of Commissioners

**DATE:** February 16, 2018

Fresno Housing Authority

**AUTHOR:** Christina Husbands

**FROM:** Preston Prince



CEO/Executive Director

**SUBJECT:** Real Estate Development – Construction Subcontractor Analysis

**Executive Summary**

In response to a request from the Commissioners at the January 2018 Board meeting, staff performed an analysis of the subcontractors hired on four recent construction projects to assess the percentage of work completed by companies based in 1) Fresno County, 2) Central Valley (outside Fresno County), and 3) Outside the Central Valley. The construction projects examined included: Legacy Commons, Magill Terrace, Memorial Village, and Parc Grove Commons NE.

Based on the total dollar value of the contracts, the data showed that 83% of the contract value was performed by subcontractors from Fresno County. Thirteen percent of the total value of contracts was from contractors in the Central Valley but outside of Fresno County, and the remaining 4% of total value was performed by contractors outside the Central Valley.

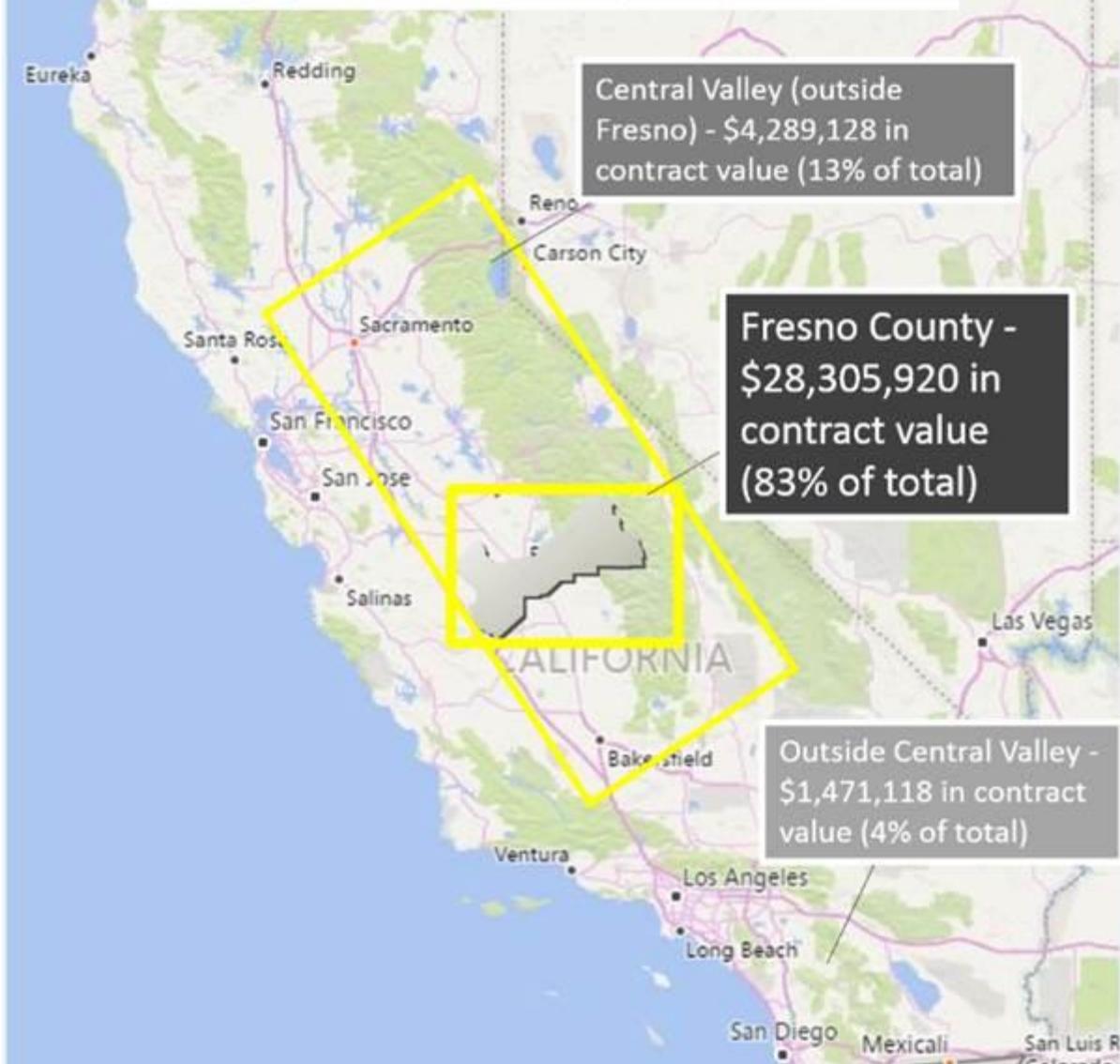
Based on the total number of 124 subcontracts, approximately 71% of subcontractors were from Fresno County. Of the total subcontractors, 89.5% were from the Central Valley *including* Fresno County.

<b>Subcontractors (Legacy, Magill, Memorial, Parc Grove NE)</b>			
	Value of Contracts	% of total value	# of contracts
Fresno County	\$28,305,920	83%	88
Central Valley (outside Fresno)	\$4,289,128	13%	23
Outside Central Valley	\$1,471,118	4%	13

Attachment:

Map of Subcontractor Locale

**Where do our subcontractors come from?**  
(four projects under construction)



## BOARD UPDATE

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**TO:** Boards of Commissioners

Fresno Housing Authority

**FROM:** Preston Prince



CEO/Executive Director

**DATE:** February 16, 2018

**AUTHOR:** Scott Berry

**SUBJECT:** Orchard Farm Labor Housing Overview

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### Executive Summary

Orchard Farm Labor Housing (“Orchard”) is located at 295 S. Newmark Avenue in Parlier, CA (APN: 355-041-18T), near Tuolumne Street and Newmark Avenue, and currently serves as Farm Labor Housing. Currently, the property receives housing assistance payments (HAP) from the United States Department of Agriculture (USDA), as well as a USDA mortgage that has an upcoming maturity date of August 2019.

Staff has been evaluating a potential rehabilitation of the 40 existing multifamily housing units (all comprised of 2 story buildings) with the new construction of a community room and on-site management unit that would provide for a computer lab and on-site laundry facilities.

In order to facilitate a repositioning and rehabilitation, staff is evaluating various financing options, such as a new USDA loan with associated HAP subsidy, Low Income Housing Tax Credits, Affordable Housing Program funding, etc. As staff evaluates potential financing structures and sources, they will present to the Board potential funding opportunities for approval.

## BOARD UPDATE

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**TO:** Boards of Commissioners

**DATE:** February 16, 2018

Fresno Housing Authority

**AUTHOR:** Sheila Scheitrum

**FROM:** Preston Prince



CEO/Executive Director

**SUBJECT:** Highway City - Community Center and Centerpoint  
Development Update

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### Executive Summary

In April 2014, Fresno Housing staff began preliminary discussions with Highway City Community Development, Inc. (“HCCD”) and Central Community Church (“CCC”) regarding a potential partnership in the development of two related, but different projects in the Highway City area of Fresno: a Community Center (the “Community Center Project”) and an affordable housing development (the “Highway City Centerpoint Development”), on vacant land owned by HCCD and CCC on Polk Avenue in the Highway City area in Fresno, CA. HCCD is leading the development and construction of the Community Center Project and Fresno Housing is leading the development of the affordable housing component of the project.

### Community Center Project

The Community Center Project will consist of an approximately 5,600 sq.ft. community center which will have a nurse’s office, recreation area, reading/library service, multipurpose room, 2 offices, kitchen, and a conference room. The Highway City neighborhood has very limited community facilities to support the delivery of services by the HCCD or other groups to residents of the neighborhood, including residents served by Fresno Housing.

HCCD, CCC and Fresno Housing have partnered together on the Community Center Project as the first phase of the overall project. At the May 24, 2016 Board meeting, the Board approved an HRFC (Housing Relinquished Fund Corporation) funding commitment of \$250,000 for the development of the Highway City Community Center. The Better Opportunities Builder Board has committed \$100,000 to the project. Central Community Church has also committed \$150,000 towards the Community Center Project financing. Granville Homes has committed a minimum of \$350,000. And the Fresno Library has committed \$150,000. The project plans are currently going through the building permit process with the City of Fresno. We are anticipating breaking ground in April 2018.

## **Highway City Centerpoint Development**

Fresno Housing staff has been working with HCCD and other community members in the pre-development phase of the affordable housing component and currently envisions the Highway City Centerpoint Development as the new construction of 44 affordable housing units with up to 3,500 sq.ft. of community building space. At the April 26, 2016 Board meeting, the Board approved the submission of a HOME funds application for the affordable housing component of the project. The Board also approved entering into a Memorandum of Understanding (MOU) between the Housing Authority of the City of Fresno, Central Community Church, and Highway City Community Development Inc. for the development and possible joint ownership of the proposed project. This includes entering into a Purchase and Sale Agreement with the partners for the vacant land for the project. The conditional purchase and sale agreement for land expires on March 31, 2018.

Staff submitted a HOME application to the City of Fresno on April 29, 2016, April 3, 2017 and again on February 8, 2018. Staff is analyzing the potential submission of an AHP (Affordable Housing Program) application to the FHLB (Federal Home Loan Bank) on March 5, 2018. Staff will provide additional information to the Boards at the February 2018 Board meeting and request approval based on the ongoing analysis.

## **Background Information**

The Highway City Community Center will be located on Polk Avenue between Shaw Avenue and Gettysburg Avenue in the Highway City area of Northwest Fresno. The Project site is located in an area of high demand for services. The Project will include an approximately 5,600 sq.ft. community center which will have a nurse's office, recreation area, reading/library service, and a multipurpose room. It will also have two offices, kitchen, conference room, and a tutoring room.

This partnership between the Fresno Housing Authority and Highway City Community Development, Inc. allows for the entities to combine their efforts and further each of their missions. The mission of HCCD is to transform Highway City and Central Unified School Communities into healthy communities of hope through holistic means. This aligns with the mission of Fresno Housing that guides its short and long term plans and operations – To create and sustain vibrant communities throughout Fresno County. Our goal is to provide this Community Center with an environment that fosters the advancement of low to moderate income families from a position of dependency to one of self sufficiency. Other partners in the larger project include the Central Community Church, Granville, and Central Unified. Some partners have committed funding for the Center and some have committed operational support and/or services.

Fresno Housing serves 502 families in the immediate area. Of those families, 24 live in Marcelli Terrace, with 48 children. There are 478 HCV families in the immediate area, with 1,071 children. There is no community space currently at Marcelli Terrace and none in the immediate area for which to provide services to our HCV residents as well.

The preliminary master plan for the Highway City area envisions the Community Center as the first phase of development for the overall site. The second phase, an affordable housing development, is conceived as 44 units of new construction and a community building. An application for City of Fresno HOME funds was submitted for the residential component on February 9, 2018.

# Highway City Community Center & CenterPoint Aerial

**Proposed  
Community Center**



**Proposed  
Affordable  
Housing Site**