



Boards of Commissioners - Special Meeting

August 9, 2022

AGENDA

Special Joint Meeting of the Boards of Commissioners of Fresno Housing

5:00PM • AUGUST 9, 2022

The meeting can be accessed by members of the public as follows:

Meeting Location: 1260 Fulton Street (2nd Floor), Fresno, CA 93721

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) 457-4143 or ExecutiveOffice@fresnohousing.org, TTY 800-735-2929.

PAGE #

1. Call to Order and Roll Call

2. Approval of agenda as posted

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

3. Public Comment and Presentations

This is an opportunity for the members of the public to address the Boards of Commissioners on any matter within the subject matter jurisdiction of the Boards of Commissioners that is not listed on the Agenda. At the start of your presentation, please state your name and the topic you wish to speak on that is not on the agenda. Presentations are limited to a total of three (3) minutes per speaker.

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. Action

- a. Approval of Submission of Proposal to State Center Community College District for Student Housing and Entering into an MOU with DADA Enterprises, LLC

Authorization to submit a NOFA application to develop, own and operate student housing.

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6. Adjournment

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 08/09/2022
AGENDA ITEM: 5a
SUBJECT: Consideration of Submission of Proposal to State Center Community College District for Student Housing and Entering into an MOU with DADA Enterprises, LLC

AUTHOR: Christina Husbands
DEPARTMENT: Real Estate Development
MEMO DATE: 08/04/2022

Executive Summary

The State Center Community College District (“SCCCD”) has recently been awarded approximately \$34,000,000 in SB 169 state grant funds to be utilized for the provision of affordable student housing. The affordability level is required to be at or below 50% of the area median income and assumed to have restrictions for a minimum of 50 years.

On June 15, 2022, SCCCDC issued a Request for Proposals (“RFP”) seeking qualified entities to provide design, development, construction, financing and/or operation for a 350 bed student housing facility with common areas. The deadline for submission of proposals is August 12, 2022.

Fresno Housing (FH) staff has identified a potential partner and potential sites to accommodate approximately 75 units and 350 beds of affordable student housing, with a minimum 3,500 square feet of common area space. DADA Enterprises, LLC, currently has site control of a .45 acre parcel located at 1433 Broadway Street that is one of the potential student housing sites. Staff envisions partnering the DADA Enterprises, LLC site with the former Econo Inn site currently owned by Better Opportunities Builder, Inc. (BOB) in order to achieve the full scope of the RFP. It is being recommended that FH enter into a Purchase and Sale Agreement with BOB in order to have site control as part of the proposal submission to SCCCDC.

Staff is recommending that the Board authorize entering into a Memorandum of Understanding (“MOU”) with DADA Enterprises, LLC, to co-develop and co-own the dual site student housing development, authorize entering into a Purchase and Sale Agreement (“PSA”) with Better Opportunities Builder, Inc. in the amount of approximately \$1,000,000 for the former Econo Inn site, and approval to submit a proposal to the State Center Community College District for the development of the project. The MOU with DADA Enterprises, LLC is currently under negotiation and is anticipated to provide an equal share in responsibilities and benefits. If the proposal to State Center Community College District is not successful, both the MOU and PSA would be automatically terminated. If the proposal is successful, Fresno Housing and DADA Enterprises would be bound by their proposal .

Recommendation

It is recommended that the Boards of Commissioners:

1. Authorize entry into a Memorandum of Understanding with DADA Enterprises, LLC

FRESNO HOUSING

2. Authorize submission of a proposal to the State Center Community College District for the development of Student Housing
3. Authorize entering into a Purchase and Sale Agreement with Better Opportunities Builder, Inc. for the former Econo Inn site for approximately \$1,000,000.
4. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute documents in connection with the approved action.

Fiscal Impact

There is no cost associated with the submission of the proposal or execution of the MOU. SCCCD has been awarded approximately \$34,000,000 that would be provided as financing for the student housing project, if awarded.

Background Information

Downtown Area Sites: The revitalization of downtown has been a goal for several years due to the growing employment opportunities, food scene, and night life. New housing opportunities add to the vibrancy and sustainability of the downtown culture. Downtown amenities available to all potential sites include: dining, medical and grocery within walking distance, and easy access to public transit. Downtown is an ideal location for student housing, being within approximately 2 miles of the Fresno City College main campus and Fresno City College's West Fresno campus currently under development. The concept proposal would consist of two separate sites located within a couple of blocks of each other along Broadway Street in downtown. Together, the two sites could satisfy the general requirements of the SCCCD RFP.

Potential Site 1 (APN: 466-191-10): The area is approximately .32 acres of land that is currently owned by Better Opportunities Builder, Inc. Better Opportunities Builder, Inc. is an affiliated nonprofit of Fresno Housing. The site was formerly used as a motel and has been explored for potential adaptive reuse. The site has the potential to accommodate up to five or six stories of residential and structured parking.

Potential Site 2 (APN: 466-205-28): This site is located at 1433 Broadway Street. The site is currently owned by the proposed partner, DADA Enterprises, LLC. The site is currently .45 acres of vacant land. The project has housing to the south, and is surrounded by a local elementary school and playground to the north and east. The proposed partner is an experienced developer in the Fresno Cultural Arts District, and has approximately 5 complexes in the District. The site has the potential to accommodate up to five or six stories of residential and structured parking.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA

RESOLUTION AUTHORIZING ENTRY INTO A MEMORANDUM OF UNDERSTANDING WITH DADA ENTERPRISES, LLC, ENTRY INTO A PURCHASE AND SALE AGREEMENT WITH BETTER OPPORTUNITIES BUILDER, INC., AND SUBMISSION OF A PROPOSAL FOR STUDENT HOUSING TO THE STATE CENTER COMMUNITY COLLEGE DISTRICT

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

WHEREAS, the Agency desires to support housing opportunities for low and moderate income student households within a variety of neighborhoods and to improve under-invested neighborhoods; and

WHEREAS, the State Center Community College District (“SCCCD”) posted a Request for Proposals for Student Housing on June 15, 2022, to invite qualified and interested firms to provide design, development, finance and/or operation of 350 beds of student housing and a common lounge to support student’s co-curricular learning, student development and academic success; and

WHEREAS, SCCCDD has been awarded approximately \$34,000,000 for the provision of student housing through SB 169 state grant funds; and

WHEREAS, the Agency desires to be SCCCDD’s developer on the project in partnership with DADA Enterprises, LLC, and oversee the design, development, finance and/or operation of the student housing project; and

WHEREAS, the Agency approves entry into a Memorandum of Understanding with DADA Enterprises, LLC to co-develop and co-own a Student Housing development with the Agency, and

WHEREAS, the Agency approves entry into a Purchase and Sale Agreement with Better Opportunities Builder, Inc., in the amount of approximately \$1,000,000, for the former Econo Inn site located at 1840 Broadway, Fresno, CA 93721 (APN: 466-191-10), and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California do hereby approve and authorize entry into a Memorandum of Understanding with DADA Enterprises, LLC, and authorize submission of a proposal to the State Center Community College District, and further authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer and/or their designee to negotiate and execute all related documents.

PASSED AND ADOPTED THIS 9th DAY OF AUGUST 2022. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

RESOLUTION AUTHORIZING ENTRY INTO A MEMORANDUM OF UNDERSTANDING WITH DADA ENTERPRISES, LLC, ENTRY INTO A PURCHASE AND SALE AGREEMENT WITH BETTER OPPORTUNITIES BUILDER, INC., AND SUBMISSION OF A PROPOSAL FOR STUDENT HOUSING TO THE STATE CENTER COMMUNITY COLLEGE DISTRICT

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

WHEREAS, the Agency desires to support housing opportunities for low and moderate income student households within a variety of neighborhoods and to improve under-invested neighborhoods; and

WHEREAS, the State Center Community College District (“SCCCD”) posted a Request for Proposals for Student Housing on June 15, 2022, to invite qualified and interested firms to provide design, development, finance and/or operation of 350 beds of student housing and a common lounge to support student’s co-curricular learning, student development and academic success; and

WHEREAS, SCCCDC has been awarded approximately \$34,000,000 for the provision of student housing through SB 169 state grant funds; and

WHEREAS, the Agency desires to be SCCCDC’s developer on the project in partnership with DADA Enterprises, LLC, and oversee the design, development, finance and/or operation of the student housing project; and

WHEREAS, the Agency approves entry into a Memorandum of Understanding with DADA Enterprises, LLC to co-develop and co-own a Student Housing development with the Agency, and

WHEREAS, the Agency approves entry into a Purchase and Sale Agreement with Better Opportunities Builder, Inc., in the amount of approximately \$1,000,000, for the former Econo Inn site located at 1840 Broadway, Fresno, CA 93721 (APN: 466-191-10), and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County do hereby approve and authorize entry into a Memorandum of Understanding with DADA Enterprises, LLC, and authorize submission of a proposal to the State Center Community College District, and further authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer and/or their designee to negotiate and execute all related documents.

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Tyrone Roderick Williams, Secretary of the Boards of Commissioners



Addendums

August 9, 2022



Special Board Meeting

August 9, 2022



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



Student Housing RFP

- State Center Community College District (SCCCD) has \$34 million of SB 169 grant funding for student housing
 - RFP is due to SCCC by Aug 12th, 2022
 - Potential award in October 2022
- Minimum 350 beds, anticipated to require approx. 75 units
 - Mix of studios, two-bed/two-bath, & three-bed/three-bath units
- Scope of RFP:
 - Plan, design-build, finance and/or operate/maintain the Project via private-public partnership
 - Contract with third-party vendor to provide a feasibility study
 - *Location, room type, common areas, amenities, rental rates, operations, security, etc.*
 - Location: Blackstone corridor; areas that support placemaking and strong urban connections to campus
 - Affordability: rent limited to 30% of 50% area median income for a SRO type
 - Development Team (project team, design team, management firm, GC, etc.)



MOU with DADA Enterprises, LLC

- Co-Developers
 - Principles are Reza Assemi, William Dyke
 - Equal responsibilities, equal share of developer fee
 - Automatic termination if RFP is unsuccessful



Proposed Student Housing Sites

- **APN: 466-205-28**

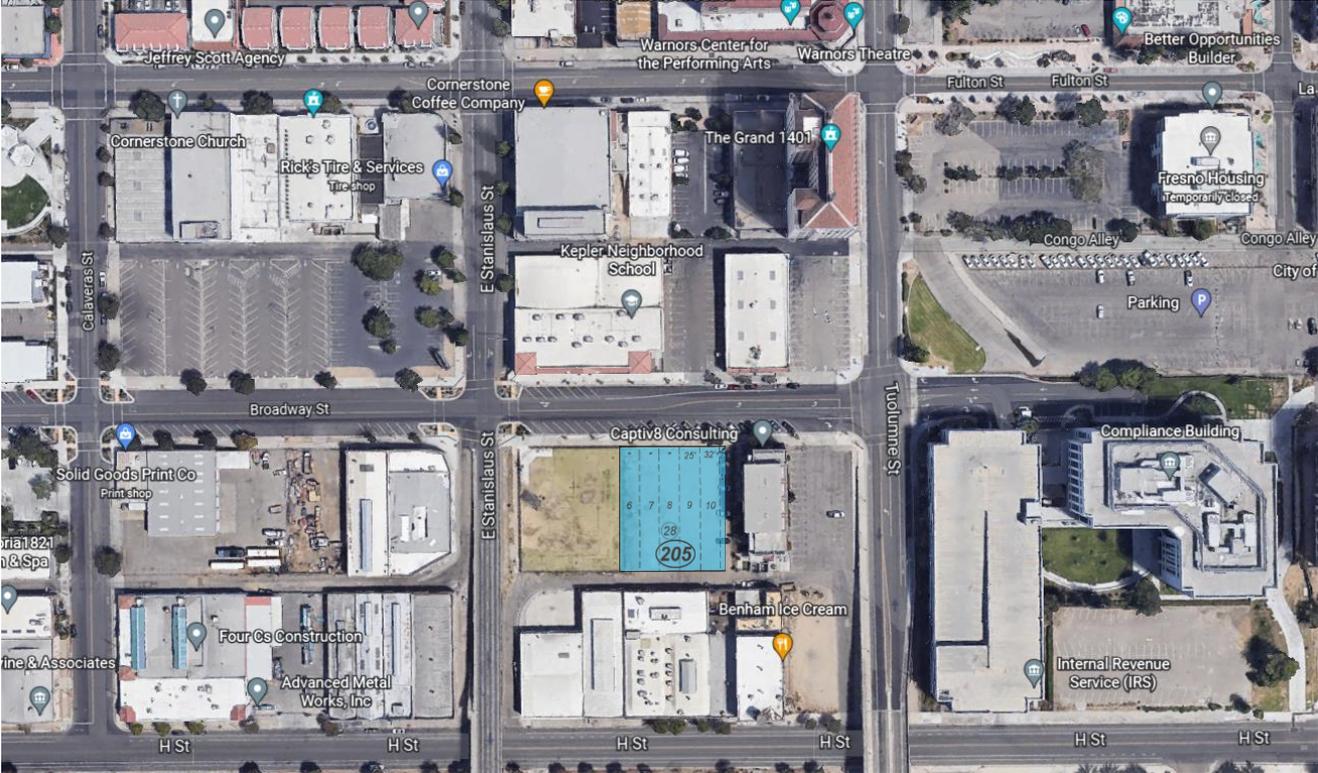
- Property owned by DADA Enterprises, LLC
- Located Near Broadway St./Tuolumne St. in Fresno

- **APN: 466-191-10**

- Property owned by Better Opportunities Builder, Inc.
- Proposed Purchase and Sale Agreement to gain site control
- Located Near Broadway St./Sacramento St. in Fresno



Aerial view



FRESNO HOUSING

Rendering



South Site - Rendering
Concept Feasibility Study
SCCCD Downtown Student Housing

A8

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**PAUL HALAJIAN
ARCHITECTS**

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SOUTH SITE SUMMARY

SITE INFO

20,000 SF SITE AREA
132' FRONTAGE X 152' DEPTH ASSUMED

(16) PARKING STALLS
819 SF BICYCLE STORAGE
706 SF UTILITY

BUILDING INFO

1,742 SF COMMUNITY ROOM
1,271 SF STUDY ROOM
626 SF GYM
615 SF LAUNDRY

4,254 SF TOTAL AMENITY SPACE

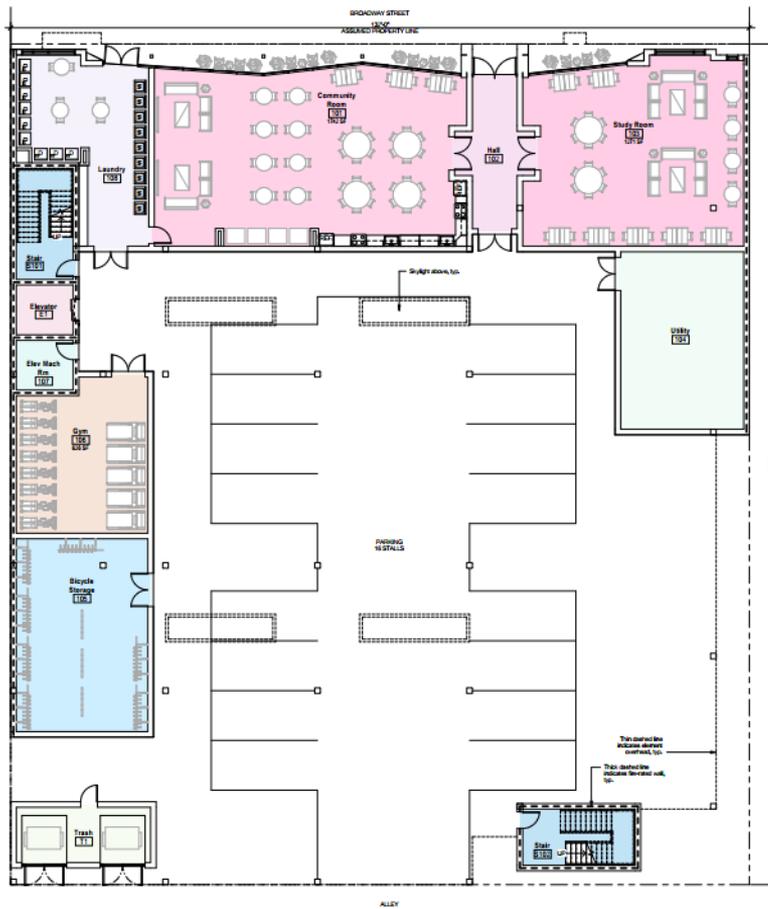
(8) STUDIO UNITS @ 504 SF EACH
(36) 2-BEDROOM UNITS @ 879 SF EACH
(8) 3-BEDROOM UNITS @ 1,327 SF EACH

(52) TOTAL UNITS

(208) TOTAL BEDS

FRESNO HOUSING

First Floor Plan



South Site - First Floor Plan

Concept Feasibility Study

SCCDD Downtown Student Housing

A5

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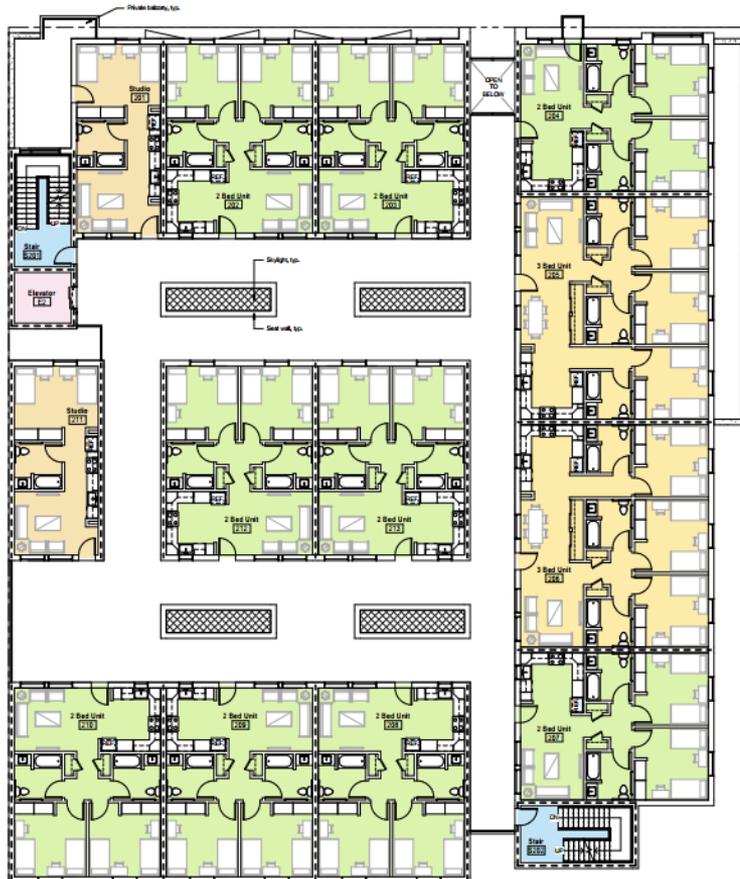
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FRESNO HOUSING

Floor Plan



South Site - Second Floor Plan

Concept Feasibility Study

SCCDD Downtown Student Housing

A6

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FRESNO HOUSING

APN: 466-191-10

Econo Inn North (1840 Broadway)



Rendering



North Site - Rendering
Concept Feasibility Study
SCCDD Downtown Student Housing

A4

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NORTH SITE SUMMARY

SITE INFO

14,100 SF SITE AREA
100' FRONTAGE X 141' DEPTH ASSUMED

(11) PARKING STALLS
504 SF BICYCLE STORAGE
162 SF UTILITY

BUILDING INFO

2,071 SF COMMUNITY ROOM
493 SF GYM
480 SF LAUNDRY

3,044 SF TOTAL AMENITY SPACE

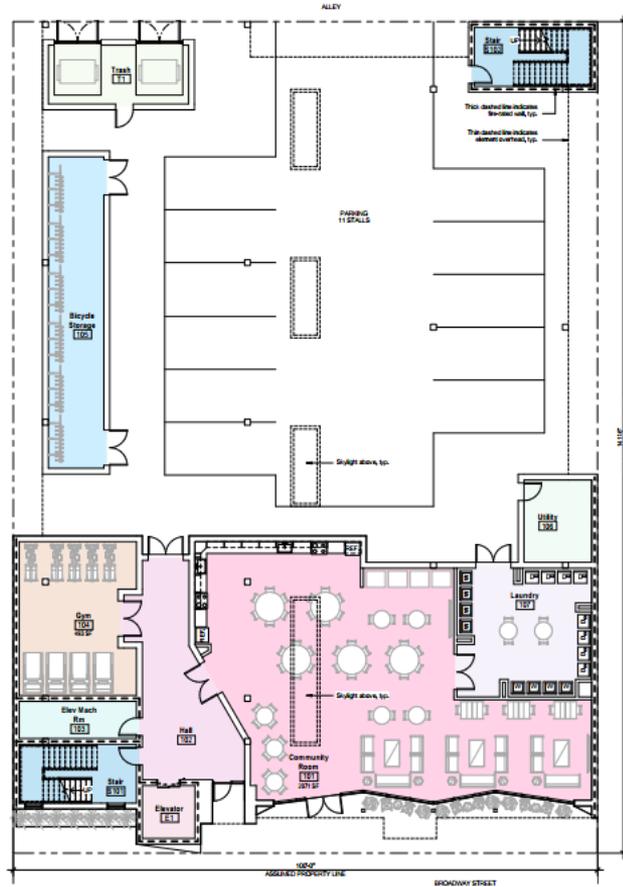
(12) 2-BEDROOM UNITS @ 879 SF EACH
(16) 3-BEDROOM UNITS @ 1,327 SF EACH

(28) TOTAL UNITS

(144) TOTAL BEDS

FRESNO HOUSING

First Floor Plan



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(144) TOTAL BEDS

North Site - First Floor Plan

Concept Feasibility Study

SCCDD Downtown Student Housing

A1

FRESNO HOUSING

Floor Plan



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North Site - Second Floor Plan

Concept Feasibility Study

SCCDD Downtown Student Housing

A2

FRESNO HOUSING

Questions?

APN: 466-205-28

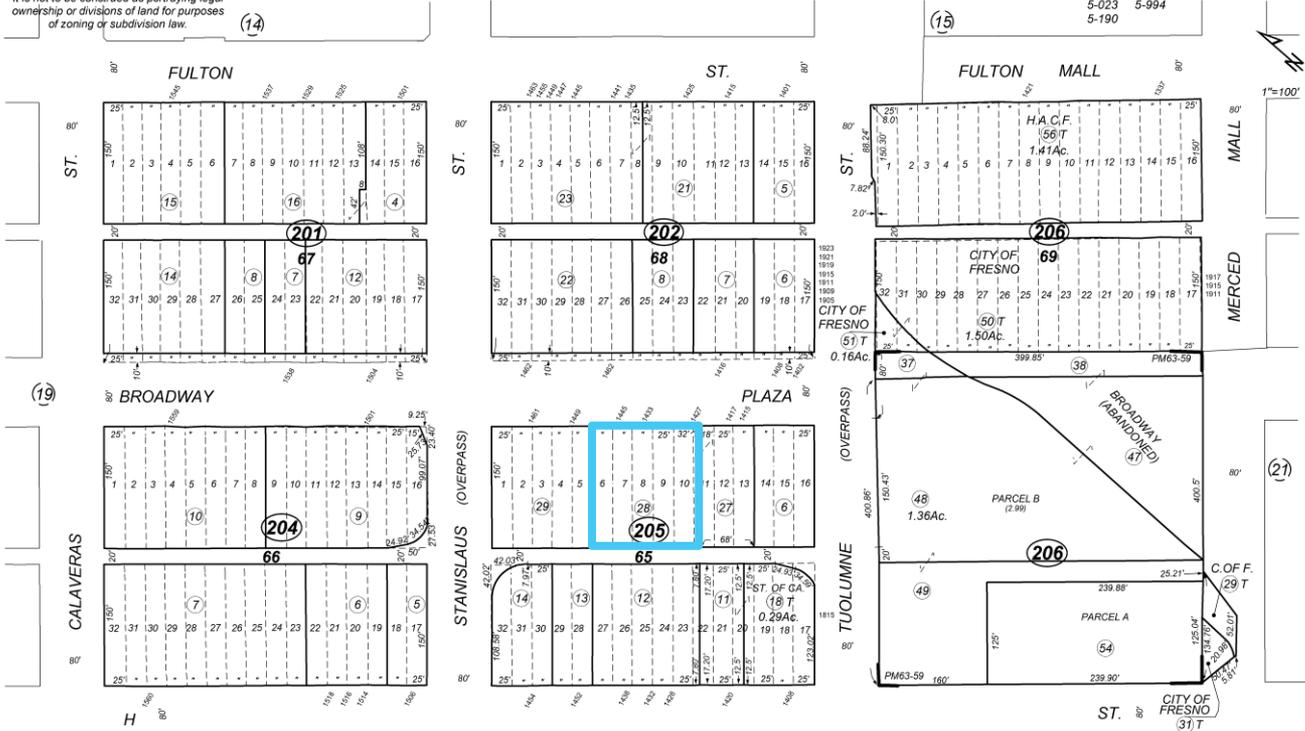
Price: TBD
Lot Size: 0.45 Acres

-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.

FRESNO CITY BLOCKS

Tax Rate Area
5-005 5-216
5-023 5-994
5-190

466-20



Parcel Map No. 70-12 - Bk. 1, Pg. 95
Parcel Map No. 2002-25 - Bk. 63, Pg. 59 & 60

(Bk. 466)

SOUTHERN PACIFIC R.R.

Assessor's Map Bk. 466 - Pg. 20
County of Fresno, Calif.

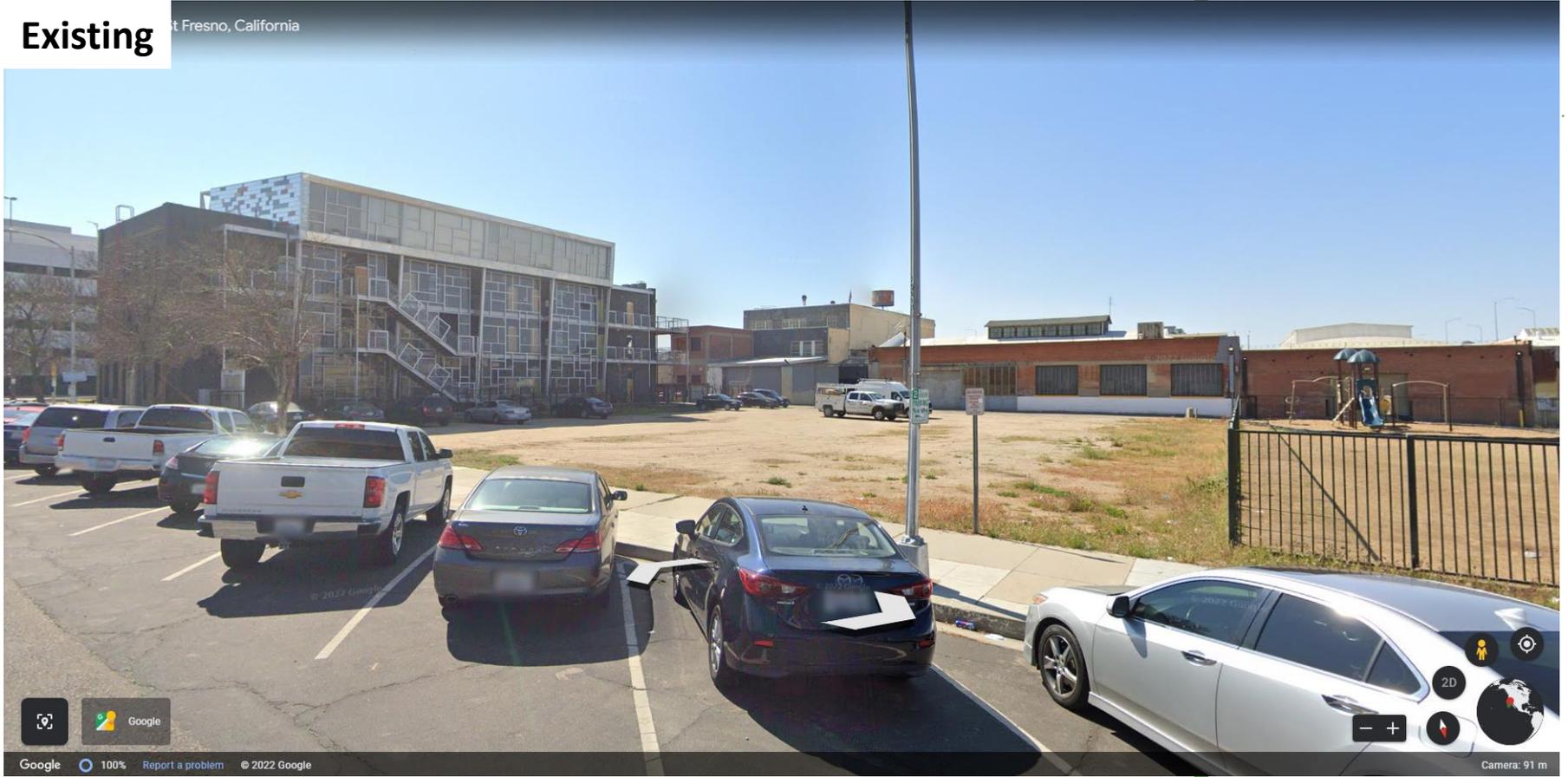
Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles



APN: 466-205-28

Existing

Fresno, California



FRESNO HOUSING

APN: 466-191-10

Econo Inn North (1840 Broadway)

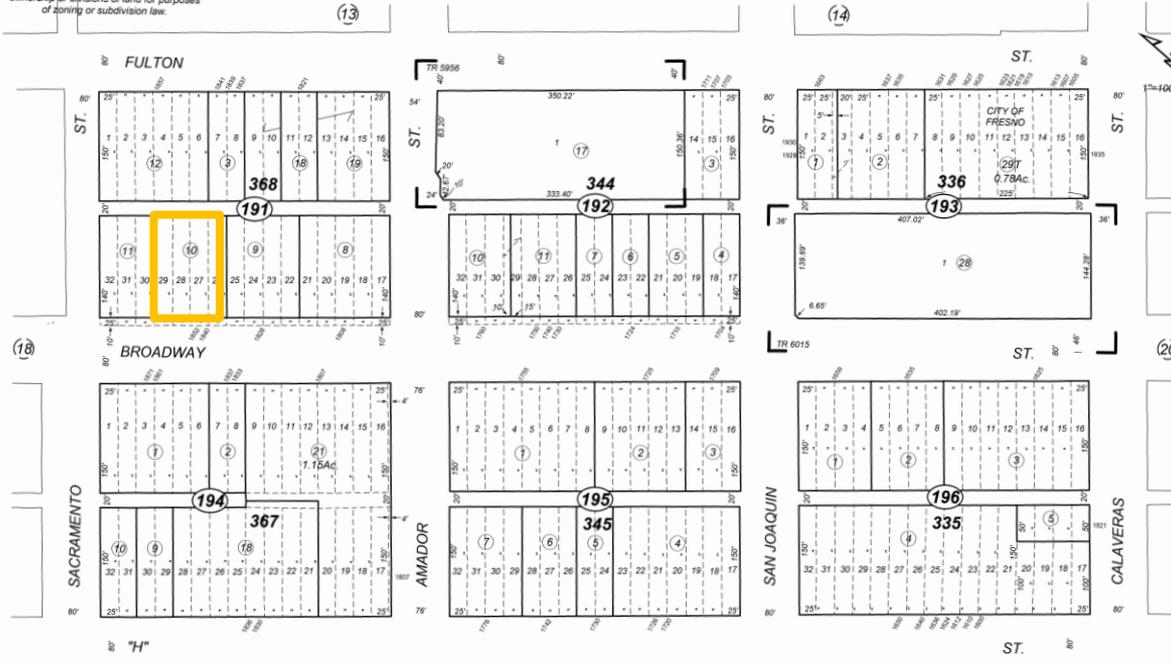
Price: Est. ~ \$1,000,000

Lot Size: 0.34 acres

-NOTE-
This map is for Assessment purposes only.
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FRESNO CITY BLOCKS

Tax Rate Area 5-994 **466-19**



7/17/2020 Tract No. 5956 - Plat Bk. 81, Pgs. 65-66
Tract No. 6015 - Plat Bk. 84, Pgs. 72-73



Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk 466 - Pg. 19
County of Fresno, Calif.



APN: 466-191-10

Econo Inn North (1840 Broadway)

Existing

Fresno, California



The Villages at Broadway

1840
Fresno
1840 Broadway St, Fre...
36.74°N, 119.80°W



Google 100% Report a problem © 2022 Google

Camera: 91 m

FRESNO HOUSING