



# Joint Meeting of the Boards of Commissioners Of Fresno Housing

October 22, 2024

4:30 P.M.

Fresno Housing

1260 Fulton St.

2nd Floor (Mosaic Conference Room)

Fresno, CA, 93721



## Meeting Book - Joint Meeting of the Boards of Commissioners Of Fresno Housing

### 1. Call to Order

### 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 of 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. The public will have an opportunity to speak on each specific item of business. Comments must be delivered in person or via teleconference when prompted by the chair and must pertain to the specific item of business being heard by the Boards. 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. Governance Matters

#### a. CEO's Report - Presented by Tyrone Roderick Williams

CEOs Report

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#### b. Commissioner's Report

#### c. Nominations for Board Officers - Housing Authority of the County of Fresno

### 6. Consent Agenda

All Consent Agenda items are considered to be routine action items and will be enacted in one motion unless pulled by any member of the Boards of Commissioners or the public. There will be no separate discussion of these items unless requested, in which event the item will be removed from the Consent Agenda and considered following approval of the Consent Agenda.

#### a. Consideration of the Minutes of the Meeting for September 24, 2024

Joint Board Meeting Minutes-September 24, 2024

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#### b. Authorization to Amend the HCD Homekey Standard Agreement for Journey Home to Include Silvercrest, Inc.

Memo: Journey Home HCD Homekey Standard Agreement Amendment

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Resolution Journey Home HCD Homekey Standard Agreement Amendment

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#### c. Update on Homeownership Opportunity (844 S. Chance, Fresno, CA.)

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<b>a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS</b>	
Address: 630 Ninth St., Orange Cove, CA 93646 (APN's: 378-063-07, 378-220-19)	
Negotiating Parties: Tyrone Roderick Williams, Housing Authority of Fresno County & Daniel Parra, City of Orange Cove.	
Negotiating: Price and Terms	
<b>b. Public Employee Performance Evaluation</b>	
Title: CEO	
<b>10. Adjournment</b>	

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# EXECUTIVE DIRECTOR'S REPORT

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**TO:** Boards of Commissioners

Fresno Housing Authority

**FROM:** Tyrone Roderick Williams

Chief Executive Officer

**SUBJECT:** CEO's REPORT

**DATE:** October 08, 2024

**BOARD MEETING:** October 22, 2024

**AGENDA ITEM:** 5a

**AUTHOR:** Various Staff

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## 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.

## Development Project Overview

Name of Property	Status/Type	Address	Total Units	Percent Complete
Avalon Commons Phase I ( <i>fka Chestnut/Alluvial</i> )	Under Construction	7521 N. Chestnut Ave. Fresno, CA	60	96%
La Joya Commons Phase I ( <i>fka Firebaugh Family</i> )	Under Construction FHLB AHP Awarded	1501 Clyde Fannon Road Firebaugh, CA	68	70%
Manzanilla Commons ( <i>fka Step Up on 99/Motel 99</i> )	Under Construction	1240 & 1280 Crystal Ave Fresno, CA	63	71%
Heritage Estates ( <i>fka Florence &amp; Plumas</i> )	Under Construction FHLB AHP Awarded	146 E. Florence Ave. Fresno, CA	33	5%
Cordillera Commons Phase I ( <i>fka San Joaquin Commons</i> )	Pre-Development HCD HOME Application Pending	Corner of West Colorado Avenue & 5th Street, San Joaquin, CA 93660	51	N/A
Parkside Inn/Golden State Triage	Pre-Development City of Fresno CDBG/HOME-ARP Awarded Pending CTCAC Application	1415 W. Olive Avenue, Fresno	39	N/A
North Fulton Development	Pre-Development IIG-C Contingent Award Pending City of Fresno Application	1302 Fulton Street, Fresno	TBD	N/A
Avalon Commons Phase II ( <i>fka Chestnut/Alluvial</i> )	Pre-Development City of Fresno LHTF Awarded City of Fresno CDBG Awarded Pending CDBG-DR Application	7521 N. Chestnut Ave. Fresno, CA	45	N/A
La Joya Commons Phase II ( <i>fka Firebaugh Family</i> )	Pre-Development HCD HOME Application Pending	1501 Clyde Fannon Road Firebaugh, CA	TBD	N/A

California Avenue Neighborhood	Pre-Development Planning CNI Awarded	Southwest Fresno - TBD	TBD	N/A
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## Project Highlights

### 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 report on those items as outcomes are achieved.

### 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
The Arthur @ Blackstone ( <i>fka Blackstone/Simpson</i> )	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
Avalon Commons Phase I ( <i>fka Chestnut/Alluvial</i> )	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
Project Homekey	City of Fresno Turning Point Fresno County	Partner in application to the Homekey program and operational funding to provide housing to populations most vulnerable to COVID-19

## 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).

## Human Resources

This month, our Safety and Health training focus is on Hazard Communications. Through this instruction employees learn about Safety Data Sheets and the important information they contain about the potential risks associated with chemicals used in the workplace. The instruction also provides guidance regarding interpreting labels and how to correctly handle substances to safeguard themselves and their colleagues from accidental exposure. Consistently maintaining awareness of the various chemical hazards and the associated protective measures are critical components of maintaining a safe, and healthy workplace.

This month the Aspire Academy focused on Recognition, Coaching, Progressive Discipline, and Conflict Resolution. These modules equip employees with the skills necessary to fairly and equitably recognize and redirect others in meaningful ways. The instruction provided on these topics emphasizes building meaningful relationships and holding one another accountable with integrity and compassion. Through this workshop the participants developed a better understanding of the role of supervisors and managers in these processes, along with the steps that are necessary to be successful in resolving conflict; administering discipline and coaching or recognizing employees in the course of their work.

The Human Resources department is in varying stages of conducting recruitments for the job titles noted below. During the month, 17 interviews have been conducted.

<u>Working Title</u>	<u>Internal/External</u>	<u>Vacancies</u>	<u>Department</u>
Maintenance Technician	Both	1	Property Management
Human Resources Coordinator	Both	1	Administrative Services
Communications Project Manager	Both	1	Administrative Services
Property Specialist II	Both	1	Property Management

The Human Resources Department is proud to announce the following new hires, promotions and transfer:

Type	Date of Hire	Name	Title	Department
Promotion	10/7/2024	John Flores	Client Services Specialist	Housing Choice Voucher

Promotion	10/21/2024	Ahjah Cruise	Program Analyst	Strategic Initiatives
Transfer	10/7/2024	Maria Velez	Property Specialist II	Property Management
New Hire	10/7/2024	Joes Robledo	Program Coordinator	Resident Empowerment
New Hire	10/21/2024	Ali Vue	Program Coordinator	Resident Empowerment
New Hire	10/21/2024	Derek McAlister	Maintenance Technician	Property Management

**Sustainability**

Build and maintain an innovative, engaged, visible, and sustainable organization, committed to its mission of providing housing for low-income populations.

Efforts are ongoing and we will report on those items as outcomes are achieved.

**Structure**

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

Efforts are ongoing and we will report on those items as outcomes are achieved.

**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 report on those items as outcomes are achieved.

**Resident Empowerment**

**Sherwin Williams Paint Course**

Sherwin Williams “Home Work” Painter training program is a 5-day course of intense training and testing for the Environmental Protection Agency (EPA) Renovation, Repair and Painting (RRP) Certification. Participants received hands-on experience by working in groups and using the skills they learned to paint apartment units. The training included discussions on ethics, responsibility, dedication, and commitment to apply in any new employment and training opportunities. At graduation, a representative from local workforce development centered programs provide information on their opportunities. Opportunities presented included soft-skills employment workshops, training opportunities and employment linkages including some of which may be Section 3. All program participants receive a Sherwin Williams certificate of



completion and are placed in the FH skills assessment database to inform them of future employment and training opportunities.

Legacy Commons – October 28 to November 01, 2024, 8am – 4pm

### **Breast Cancer Awareness**

October is Breast Cancer Awareness month. California Health Collaborative will be hosting sessions on how to lower their risk of having breast cancer, as well as the signs and symptoms. They also receive information on free programs available to help with testing and prevention.

Monarch at Chinatown – Tuesday October 8, 2024, 2-3:30pm

Yosemite Village – Wednesday October 21, 2024, 1:30pm-3pm

Kings River Commons – Monday October 21, 2024, 12:30pm-2pm

Paseo 55 – Monday October 21, 2024, 10-11:30am

Pacific Gardens – Thursday October 17, 2024, 1:30pm-3pm

### **Finance and Accounting**

Efforts are ongoing and we will report on those items as outcomes are achieved.

### **Property Management**

Efforts are ongoing and we will report on those items as outcomes are achieved.

### **Innovation Technology and Information Systems**

Efforts are ongoing and we will report on those items as outcomes are achieved.

**Minutes of the Joint Meeting**  
**of the Boards of Commissioners of the**  
**HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO**

**Tuesday, September 24, 2024**

**5:00 P.M.**

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular joint session on Tuesday, September 24, 2024, at 1260 Fulton St., Fresno, CA. The public was able to join in person and via teleconference.

1. The regular joint meeting was called to order at 5:00 p.m. by Vice Chair, Commissioner Williams of the Board of Commissioners of the Housing Authority of the City of Fresno. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT: Sharon Williams, Vice Chair  
Ruby Yanez  
Areli Rios  
Paul Idsvoog

ABSENT: Adrian Jones, Chair  
Isaiah Green  
Emogene Nelson

The regular joint meeting was called to order at 5:00 p.m. by Board Chair, Commissioner Catalano, of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT: Cary Catalano, Chair  
Valori Gallaher, Vice Chair  
Sophia Ramos  
Amadeo Garcia  
Kyle Chaney  
John Valdez

ABSENT: Joey Fuentes

Also, in attendance were the following: Ken Price, Baker Manock, and Jensen - General Counsel

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

**COUNTY MOTION:** *Commissioner Gallaher moved, seconded by Commissioner Chaney to approve the agenda as posted.*

**MOTION PASSED:** 6 – 0

**CITY MOTION:** *Commissioner Yanez moved, seconded by Commissioner Green to approve the agenda as posted.*

**MOTION PASSED:** 4– 0

- There was no public comment.

3. CLOSED SESSION

- a. Public Employee Evaluation  
Title: CEO

The Boards of Commissioners entered closed session at 5:10 p.m.

The Boards of Commissioners returned from closed session at 5:39 p.m. and resumed open session.

No action to report from closed session

4. POTENTIAL CONFLICTS OF INTEREST

- There were potential conflicts of interest.

5. CONSENT AGENDA

- a. Governance: Consideration of the Minutes for the Joint Regular Board Meeting on August 27, 2024.  
*Approval of the minutes of the Board Meeting*

*Joint Board Meeting  
Action Minutes: 9.24.24 Minutes  
Adopted:*

b. Consideration of Amended Conflict of Interest Code

**COUNTY MOTION:** *Commissioner Chaney moved, seconded by Commissioner Ramos to approve the consent agenda.*

**MOTION PASSED:** 6 – 0

**CITY MOTION:** *Commissioner Idsvoog moved, seconded by Commissioner Rios to approve the consent agenda.*

**MOTION PASSED:** 4 – 0

6. Action

- a. Consideration to Receive and File the 2023 Comprehensive Agency Audit for the Housing Authority of the City of Fresno

**CITY MOTION:** *Commissioner Idsvoog moved, second by Commissioner Yanez to approve the Consideration to Receive and File the 2023 Comprehensive Agency Audit for the Housing Authority of the City of Fresno.*

**MOTION PASSED:** 4 – 0

- b. Consideration to Receive and File the 2023 Comprehensive Agency Audit for the Housing Authority of the County of Fresno

**COUNTY MOTION:** *Commissioner Gallaher moved, second by Commissioner Garcia to approve the Consideration to Receive and File the 2023 Comprehensive Agency Audit for the Housing Authority of the County of Fresno.*

**MOTION PASSED:** 6 – 0

- c. Consideration of Resolution for Participation in CalPERS Health Program

**COUNTY MOTION:** Commissioner Ramos moved, second by Commissioner Gallaher to approve the Consideration of Resolution for Participation in CalPERS Health Program.

**MOTION PASSED:** 6 – 0

**CITY MOTION:** Commissioner Idsvoog moved, second by Commissioner Ramos to approve the Consideration of Resolution for Participation in CalPERS Health Program.

**MOTION PASSED:** 4– 0

- d. Consideration of Approval to Apply for the Department of Housing and Urban Development (HUD) Continuum of Care (CoC) Builds Program.

**COUNTY MOTION:** Commissioner Gallaher moved, second by Commissioner Chaney to approve the Consideration of Approval to Apply for the Department of Housing and Urban Development (HUD) Continuum of Care (CoC) Builds Program.

**MOTION PASSED:** 6 – 0

**CITY MOTION:** Commissioner Rios moved, second by Commissioner Idsvoog to approve the Consideration of Approval to Apply for the Department of Housing and Urban Development (HUD) Continuum of Care (CoC) Builds Program.

**MOTION PASSED:** 4 – 0

- e. Update and Consideration of Approval of 2025 Agency Plans.

**COUNTY MOTION:** Commissioner Gallaher moved, second by Commissioner Garcia to approve the Update and Consideration of Approval of 2025 Agency Plans.

**MOTION PASSED:** 6 – 0

**CITY MOTION:** Commissioner Rios moved, second by Commissioner Idsvoog to approve the Update and Consideration of Approval of 2025 Agency Plans.

**MOTION PASSED:** 4 – 0

Joint Board Meeting  
Action Minutes: 9.24.24 Minutes  
Adopted:

## 7. PUBLIC COMMENT AND PRESENTATIONS

- There was no public comment.

## 8. GOVERNANCE MATTERS

- a. CEO's Report – Presented by Tammy Townsend, Deputy Executive Director, in Mr. Williams absence.

In addition to the written report, Tammy Townsend shared:

- The board retreat for commissioners and staff was well attended and Tammy Townsend thanked those who attended making the board retreat a success.
- Mr. Williams and the Fresno Delegation were attending NAHRO and representing Fresno Housing in receipt of a Merit Award for Equity Strategies and Engagement as it relates to our strategic plan.
- Commissioner Jones is also receiving the Commissioner of the Year award at the NAHRO Conference.
- Mr. Williams and Michael Duarte attended a meeting on September 16<sup>th</sup> organized by the city which included a tour of Parkway and a roundtable discussion at Promesa Commons.
- Fresno Housing received an invitation from the governor to attend a celebration of three different bills that he signed that will help our farmworker families.

There was no public comment.

- b. Commissioners' report - Presented by Cary Catalano

- Commissioner Rios shared that although she wasn't able to attend she heard great things about the Heritage Estates Project and is excited about the opportunity of home ownership in our community.
- Commissioner Idsvoog expressed his appreciation for all involved in making the Board Retreat a great event. Several other commissioners shared the same sentiment.
- Commissioner Williams shared that she has watched the Heritage Estates project evolve and is very excited about what's to come for our community.
- Commissioner Ramos shared she attended the CASA Event and hearing the speaker share their story was very impactful and inspiring.
- Commissioner Gallaher shared she really enjoyed the CASA Event and listening to the keynote speaker, Jim Patterson.

- Commissioner Catalano shared how important the board retreats are and the opportunity they bring to think about the future. He also shared how attending the events are networking opportunity for our commissioners and to engage with community members and advocates.

9. INFORMATION ITEM

a. Summer 2024 Resident Empowerment Recap

Mary Helen Caggianelli, Senior Manager Resident Empowerment, presented on this item

b. Federal Budget Update

Nicole Diaz, Director of Finance & Accounting, presented on this item

c. Housing Choice Voucher Update

Brandy Woodard, Chief of Housing Choice Programs and Initiatives presented on this item

10. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners for the Housing Authorities of the City and County of Fresno, the meeting was adjourned at approximately 6:50 p.m.

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Tyrone Roderick Williams, Secretary to the Boards of Commissioners

# BOARD MEMO

**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** October 22, 2024  
**AGENDA ITEM:** 6b  
**SUBJECT:** Authorization to Amend the California Department of Housing and Community Development (HCD) Homekey Standard Agreement for Journey Home to Include Silvercrest, Inc.

**AUTHOR:** Eduardo Rodriguez  
**DEPARTMENT:** Real Estate Development  
**MEMO DATE:** October 16, 2024

## Executive Summary

This Board memo seeks approval to amend the California Department of Housing and Community Development (HCD) Homekey Standard Agreement for the Journey Home (fka Welcome Inn) development located at 777 N. Parkway Drive, Fresno, CA 93728, to include Silvercrest, Inc. as a contract party. This amendment reflects the updated ownership structure of the project and affirms that Tyrone Roderick Williams, in his capacity as Secretary/Director, has the authorized approval of the Board to sign on behalf of Silvercrest, Inc., accepting the award and associated liability. This action is necessary due to the Housing Authority of the City of Fresno's association with the project.

Journey Home aligns with the Agency's mission by providing safe, affordable, and quality housing for individuals experiencing homelessness or at risk of homelessness in Fresno County. The facility, consisting of 80 former motel rooms, offers essential housing and supportive services to help participants transition to permanent housing. Additionally, Journey Home is located within Fresno's Jane Addams neighborhood and is part of the Parkway Neighborhood Master Plan, which envisions its future conversion into permanent housing. Fresno Housing continues to pursue gap financing sources with the intent of securing an award of Low-Income Housing Tax Credits.

## Fiscal Impact

None.

## Recommendations

It is recommended that the Boards of Commissioners adopt a resolution amending the Standard Agreement to include Silvercrest, Inc. and authorize Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, Michael Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute the Standard Agreement documents.



# FRESNO HOUSING

## Background

Journey Home was acquired and rehabilitated in December 2020, with a \$5,306,163 Homekey grant. Transformation planning for Journey Home is pending full financing.

On November 17, 2020, the Boards of Commissions took several actions to approve operational funding commitments for the four Homekey motels, namely Step Up on 99 (fka Motel 99), Promesa Commons (fka Sun Lodge/Day's Inn), Golden State Triage Center (fka Parkside Inn), and Journey Home (fka Welcome Inn). Funding commitments for interim shelter operations include a commitment from the City of Fresno of approximately \$6.8 million in grant funding. There are currently two remaining operational shelters - Journey Home and Golden State Triage Center. Golden State Triage is under a master lease agreement with Turning Point of Central California. The conversion of Golden State Triage into permanent housing continues with entitlements and funding applications planned in 2025.

## Previous Board Actions

- August 2020 – Authorization to Apply to the HCD Homekey Program
- September 2020 – Updated Authorization to Apply to the HCD Homekey Program
- November 2021 – Approval of the Assignment to and Authorization by Silvercrest, Inc. for the Acquisition of Real Property and Execution of Documents from HCD
- October, 2022 – Approval of New Signatory for Execution of Documents from HCD

RESOLUTION NO. \_\_\_\_\_

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

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF FRESNO, APPROVING AN AMENDMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) HOMEKEY STANDARD AGREEMENT (20-HK-00012) FOR THE JOURNEY HOME DEVELOPMENT

**WHEREAS**, the Housing Authority of the City of Fresno, California (the "*Housing Authority*") seeks to expand the availability of affordable rental housing to low-income persons within the City of Fresno; and

**WHEREAS**, the State of California through the Department of Housing and Community Development ("*HCD*") previously awarded grant funds to the Housing Authority through the Homekey Program pursuant to a Standard Agreement (20-HK-00012), dated November 24, 2020 (the "*Homekey Standard Agreement*"), in the amount of \$5,306,163.00 (the "*Homekey Funds*"), which Homekey Funds were disbursed by HCD to the Housing Authority pursuant to the terms of the Homekey Standard Agreement and applied toward eligible costs of the Housing Authority's affordable housing project known as Journey Home (the "*Project*"); and

**WHEREAS**, the Project is currently owned by Silvercrest, Inc. ("*Silvercrest*") and HCD has requested that the Homekey Standard Agreement be amended to add Silvercrest as a contract party thereto; and

**WHEREAS**, the Housing Authority, as original grantee under the Homekey Standard Agreement, is proposing to amend the Homekey Standard Agreement, with approval of HCD, to add Silvercrest as a contract party thereto.

**WHEREAS**, the Housing Authority of the City of Fresno, California affirms that Tyrone Roderick Williams, in his capacity as Secretary/Director of Silvercrest, Inc., has the authorized approval of the Board to sign on behalf of Silvercrest, Inc., accepting the award and associated liability;

**NOW THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of Fresno do hereby authorize the execution and delivery of an amendment to the Homekey Standard Agreement for the purposes described herein, and further authorize Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, and Michael Duarte, Chief Real Estate Officer, as authorized officers of the Housing

Authority, and/or their respective designees, to negotiate and execute any and all related documents necessary or desirable to consummate such amendment.

The Board of Commissioners of the Housing Authority of the City of Fresno do hereby:

1. Authorize the Housing Authority of the City of Fresno, California to amend the Homekey Standard Agreement to reflect Silvercrest as an additional contract party thereto; and
2. Authorize Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, Michael Duarte, Chief Real Estate Officer, or their respective designees to execute documents on behalf of the Housing Authority of the City of Fresno; and
3. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF OCTOBER 2024. 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:

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Adrian Jones, Chair of the Boards of Commissioners

# BOARD MEMO

**TO:** Boards of Commissioners      **AUTHOR:** Michael Duarte  
**FROM:** Tyrone Roderick Williams, CEO      Chief Real Estate Officer  
**MEETING DATE:** October 22, 2024      **DEPARTMENT:** Real Estate Development  
**AGENDA ITEM:** 6c      **MEMO DATE:** October 17, 2024  
**SUBJECT:** Update of Homeownership Opportunity – 844 S. Chance Ave., Fresno, CA

## Executive Summary

The purpose of this Board Memo is to provide an update on a homeownership opportunity that will become available within the next 30 days. 844 S. Chance Ave., Fresno, CA (the “Property”) is a home that Fresno Housing has obtained ownership of via a Deed in Lieu of Foreclosure. Fresno Housing is working on rehabilitating then home within the next 30 days. Habitat for Humanity of Fresno County is assisting Fresno Housing to identify a qualified low-income buyer at or below 50% of the area median income. A final sales price for the Property has not been set but estimated to be approximately \$334,000. The prospective buyer may be eligible for a deferred loan from the City of Fresno, NSP program, of up to \$148,700.

## Recommendation

Informational Only

## Fiscal Impact

It is anticipated that the fiscal impact of sale of the Property may result in repayment of the Fresno Housing loan currently encumbered on the property. It is likely that the prospective buyer will secure a commercial loan, supplemented by a loan from the City of Fresno, to acquire the property. Proceeds resulting from the sale could be utilized to repay the outstanding Fresno Housing loan currently totaling approximately \$80,000.

## Background Information

Fresno Housing partnered with the City of Fresno around 2009-2010 for the Neighborhood Stabilization Program (NSP). NSP, funded by the City of Fresno, was intended for the acquisition and rehabilitation of foreclosed properties to be sold to low income, first-time home buyers. Fresno Housing was successful in helping to revitalize many neighborhoods within the City of Fresno. 844 S. Chance Ave. Fresno, CA (the “Property”) was the last property remaining of the NSP properties. Rehabilitation of the home was not feasible, so a new home was built on the same lot in partnership with Habitat for Humanity of Fresno County (“Habitat”). Habitat was the lead partner in charge of building the home and assisted with finding a qualified low-income buyer.

## FRESNO HOUSING

The home was sold in early 2021 and financed by the City of Fresno NSP program as a deferred-loan of \$148,700 and Fresno Housing also providing a mortgage of approximately \$80,000. Recently, the Property's ownership was transferred to Fresno Housing via a deed in lieu of foreclosure.

# BOARD MEMO

**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 10/22/2024  
**AGENDA ITEM:** 6d  
**SUBJECT:** Consideration of Application to the U.S. Department of Housing and Urban Development for 2024 Continuum of Care Funding

**AUTHOR:** Doreen Eley  
**DEPARTMENT:** Inclusion & Empowerment  
**MEMO DATE:** 10/16/2024

## Executive Summary

The purpose of this memo is to provide information to the Boards of Commissioners regarding funding applications for Continuum of Care (CoC) grants and request approval of the resolutions authorizing Fresno Housing to apply for this funding. There will be a presentation at the November 26, 2024 Board of Commissioners meeting demonstrating the impact of data analysis in studying the efficacy of the Fresno Madera homeless response system. Said analysis has led to adjustment in how jurisdictions formulate expectations of outcomes for contracted housing and service providers.

As has been previously discussed and presented on, the Fresno-Madera Continuum of Care (FMCoC) is a construct of the United States Department of Housing and Urban Development (HUD), designed to create a comprehensive coordinated homeless response system with a housing and services delivery called a continuum of care (CoC). Agencies belonging to the FMCoC work collaboratively to seek funding for said housing and services delivery, increase community awareness of homelessness, issues surrounding this experience; and the development and implementation of strategies to create permanent solutions to homelessness in our community. For several years, Fresno Housing has been the lead applicant for the FMCoC.

Fresno Housing intends to submit six (6) renewal applications for a total of approximately \$1.1 million to the U.S. Department of Housing and Urban Development (HUD) Continuum of Care (CoC) for the continued operation of programs assisting the unhoused community and providing critical components of FMCoC infrastructure. Fresno Housing submitted applications to the local review panel on September 13, 2024. This local review panel met on September 3-4, 2024 and compiled a Priority List which was shared with the community and approved by the FMCoC Board of Directors.

Fresno Housing was recommended for the following renewal applications: three (3) Renaissance housing projects; with funding totals of almost \$200,000 and providing 69 units of housing; two (2) Homeless Management Information System (HMIS) projects with funding totaling \$322,270. HMIS currently has over 100 projects with over 250 HMIS users in the system. Data from HMIS informs the needs of the unhoused community, funding decisions by local, state and national sources and the efficacy of the homeless response system. In addition, Fresno Housing has submitted a CoC Planning Grant funded at \$680,105.

## FRESNO HOUSING

HUD requires the Board of Commissioners approve submission of all CoC applications. The final applications, along with the community Consolidated Application is due to HUD on October 28, 2024.

### Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno and the Board of Commissioners of the Housing Authority Fresno County adopt the attached resolutions authorizing: (a) submission of application to the U.S. Department of Housing and Urban Development for Continuum of Care program funding; (b) execution, by Chief Executive Officer Tyrone Roderick Williams, or his designee, of any resulting contract(s), and associated amendments; (c) to hire related personnel to administer the program(s) in accordance with the funding requirements, grant requirements and Agency budgets.

### Fiscal Impact

CoC regulations require a 25% cash or in-kind match for funding awarded. Match requirements for Fresno Housing CoC programs are met using in-kind via both partner agency services and/or Fresno Housing administrative time. Although the Agency will submit funding proposals to the CoC, adjustments may be made through HUD final award. If Fresno Housing is successful in its applications, the funding and personnel required to execute the programs will be included in the 2025 budget.

### Background Information

Nationwide, communities establish Continuums of Care to provide a coordinated response system to the unhoused community. These organizations are comprised of various stakeholders engaged in a plethora of services, not solely to the unhoused community. The FMCoC has approximately fifty (50) organizations including domestic violence, substance abuse, county mental health, county social services and nonprofit organizations.

Annually HUD conducts a national competition for CoC funding which lasts approximately ten weeks. Resultant rewards are largely based on the strength of the community Consolidated Application which is completed by the Collaborative Applicant - Fresno Housing acts as the Collaborative Applicant for the FMCoC. In this application, the Collaborator Applicant details the community coordinated response to homelessness with strategies as alignment of resources across both CoC and non-CoC funding, the use of streamlined processes to provide appropriate housing services, known as Coordinated Entry and use of data analysis to gauge community progress towards reduction of homelessness. In recent years, Fresno has consistently scored in the top 20% of the country.

**RESOLUTION NO. \_\_\_\_\_**

**BEFORE THE BOARDS OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF FRESNO COUNTY**

**RESOLUTION APPROVING SUBMISSION OF 2024 U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT (HUD) CONTINUUM OF CARE PROGRAM FUNDING**

WHEREAS, the Housing Authority of Fresno County to submit grants for funding under the U.S. Department of Housing and Urban Development Continuum of Care Program; and,

WHEREAS, said program is intended to provide housing for individuals and families experiencing homelessness residing in Fresno County in addition to infrastructure need attendant to; and

WHEREAS, grant funding for varying renewal projects in the amount of approximately \$1.1 million and will collectively encompass the period of January 1, 2025 to December 31, 2025; and

WHEREAS, the Housing Authority of the City of Fresno as the Collaborative Applicant appointed by the Fresno Madera Continuum of Care, will act as the lead agency to ensure a coordinated response to homelessness.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, authorize and empower Tyrone Roderick Williams, Chief Executive Officer or his designee for the following actions needed to move forward with recipient of grant funding:

1. Authorize the Agency to receive awards of grant funding from the U.S. Department of Housing and Urban Development in the amount of approximately \$1.1 million to operate both supportive housing and infrastructure needs for the Fresno Madera Continuum; and,
2. Authorize the Agency to execute all documents related to the acceptance of the award and the creation of interim housing.



PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF OCTOBER, 2024. 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 BOARDS OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE CITY OF FRESNO**

**RESOLUTION APPROVING SUBMISSION OF 2024 U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT (HUD) CONTINUUM OF CARE PROGRAM FUNDING**

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PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF OCTOBER, 2024. 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

## Fresno Housing CoC Funding

Project Name	Number of Units/Housing type	2024 Application	Match
Renaissance at Alta Monte	29 units/Permanent Supportive Housing	\$ 44,130	\$ 11,033
Permanent Supportive Housing Trinity	20 units/Permanent Supportive Housing	\$ 64,783	\$ 16,196
Renaissance at Santa Clara	20 units onsite; 2 offsite; Permanent Supportive Housing	\$ 45,958	\$ 11,490
<i>Housing Programs</i>	69 units total	\$ 154,871	\$ 38,719
HMIS	CoC Infrastructure	\$ 245,770	\$ 61,443
HMIS Expansion	CoC Infrastructure	\$ 76,500	\$ 19,125
CA-514 CoC Planning Application *	CoC Infrastructure	\$ 680,105	\$ 141,976
<i>CoC Infrastructure</i>		\$ 1,002,375	
<b>GRAND TOTAL</b>		<b>\$ 1,157,246</b>	<b>\$ 261,263</b>

\* Derived by a HUD formula

\* Match requirement is met through in-kind contributions and/or cash

# BOARD MEMO

**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 10/22/2024  
**AGENDA ITEM:** 7a  
**SUBJECT:** Real Estate Development Update

**AUTHOR:** Michael Duarte  
Chief Real Estate Officer  
**DEPARTMENT:** Real Estate Development  
**MEMO DATE:** 10/16/2024

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## Executive Summary

Staff will provide an overview of real estate development activities.

## Recommendation

None at this time.

# BOARD MEMO

**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 10/22/2024  
**AGENDA ITEM:** 7b  
**SUBJECT:** Presentation Update on Agency Performance for 2024 Goals

**AUTHOR:** Tyrone Roderick Williams  
**CEO**  
**DEPARTMENT:** Executive Office  
**MEMO DATE:** 10/17/24

---

## Executive Summary

Mr. Williams will be providing an update on each of the 2024 Agency's Goals and providing highlights of Agency accomplishments.

The Agency's Goals were originally presented at the April Joint Board Meeting.



# Fresno Housing 2024 Agency Goals

*October 22, 2024*

*Presented by: Tyrone Roderick Williams*



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



# Goal Development and Tracking

*Note: By the end of the year, the Agency will align budget and goal development timelines*

**April 2024**  
Strategic Planning Workshop and Communication of 2024 Goals



**March 2024**  
Brainstorming Session with Senior Managers



**May-June 2024**  
Report Back on Input Received, draft Strategic Plan Documents



**July 2024**  
Launch Strategic Plan



**October 2024**  
Update on 2024 Goal Progress

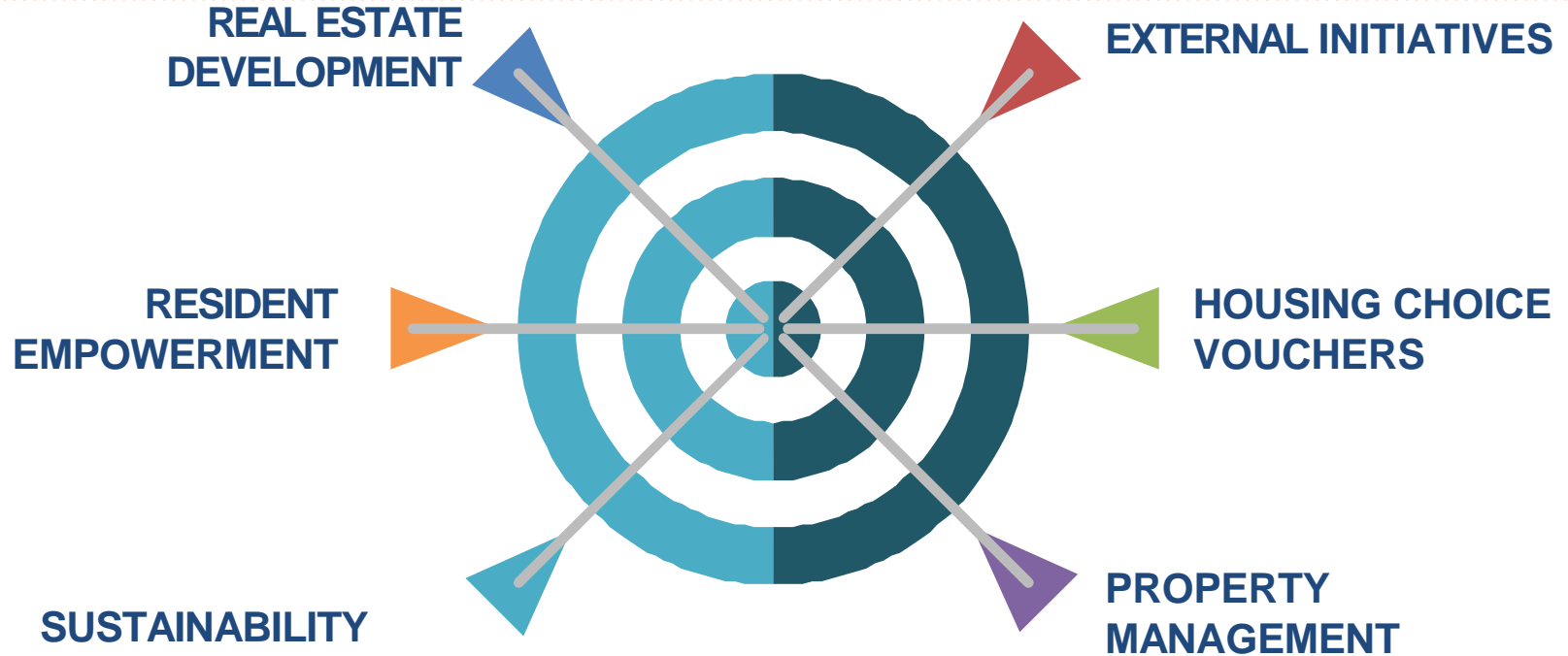


**December 2024**  
Approval of 2025 Goals and Agency Budget





# Goals for Each Key Target Area:



# GOAL UPDATE

## Real Estate Development



**Goal:** Identify and begin early design/feasibility for new development projects

**Update:** Three projects in the design process:

- North Fulton – Phase I - Fresno
- Glen Lot – Pilot – Fresno (Manufactured Housing)
- 135 Osmun – Clovis
- Orange Cove



**Goal:** Maximize the impact of the agency by leveraging assets

**Update:**

- Completing sale of Parkside Apartments, 50 affordable units – Huron in 2025
- Other properties in consideration



**Goal:** Lease commercial spaces

**Update:** Currently leased 5 of 6 commercial spaces

- Paseo 55 – Reedley (IT and Apparel)
- City View – Fresno (Print Shop)
- Marion Villas – Kingsburg (Restaurant)
- The Arthur@ Blackstone (EPU)
- City Hall – Huron (City Government)

# GOAL UPDATE

## Real Estate (Continued)



**Goal:** Diversify development funding sources by seeking new opportunities to fund projects, as compared to the prior year.

**Update:** Applied for funding from 3 new sources:

- Continuum of Care funding - \$7 million Manzanilla Commons for construction costs and services
- Pro Housing funds - \$6 million for construction costs for North Fulton
- Disaster Relief funds – \$4 million for Avalon Phase II and \$10 million for 135 Osmun, Clovis Ca

# GOAL UPDATE

## Property Management



**Goal:** Improve planning and execution of property upkeep within budget constraints

**Update:**

- The Preventative Maintenance Plan has been updated
- New maintenance and safety checklist forms have been developed
- Maintenance and capital improvements are identified
- Items requiring immediate attention are reviewed and addressed



**Goal:** Minimize unit vacancies and improve unit turnarounds and rent collection

**Update:**

- The Property Management Department initiated a staff competition reduced unit vacancies and increased rent collections
- Instituted payment plans for rent payments in arrears
- Initiated a team approach to concentrate on vacant units and encourage timely unit turnarounds



**Goal:** Invest in long-term strategies for staff support and retention

**Update:**

- Instituted monthly training sessions on teams and in person
- Developed a new onboarding training.
- Supervisors have regular meetings with area managers to ensure information is communicated properly

# GOAL UPDATE

## Housing Choice Voucher



**Goal:** Train staff on new National Standards for the Physical Inspection of Real Estate (NSPIRE) and Housing Opportunity Through Modernization ACT (HOTMA)

**Update:**

- Staff received NSPIRE training this summer
- HOTMA training has been delayed due to HUD's delay in launching the program



**Goal:** Improve efficiencies by implementing triennial reexaminations, increasing staff knowledge of Project Based Vouchers and appropriate scheduling of inspections

**Update:**

- Staff trained on the use of Project Based Vouchers and been assigned tasks
- Awarded vouchers to 8 different projects under the Request for Qualifications



**Goal:** Work to increase the utilization of vouchers in alignment with the Agency's budget authority.

**Update:**

- Given shortfall status, the Agency is restricted from issuing new vouchers
- Staff has regularly scheduled meetings with the HUD shortfall team to review current utilization rates and monitor available funding

# GOAL UPDATE

## Resident Empowerment



**Goal:** Work with community partners and within agency resources to expand access to broadband and computer skills.

**Update:**

- Youth TechConnect served 75 students ages 12-17 years
- Over 20 senior residents (55+) have completed the Savvy Seniors TechConnect
- 27 adult residents participated in Everyone On training



**Goal:** Launch fundraising initiatives for the Beyond Housing Foundation

**Update:**

- The fundraising goal was exceeded and as of October 7<sup>th</sup> the foundation raised \$279,000 and has over \$1 million in total resources
- Awarded \$60,000 in Scholarships to 62 individuals pursuing higher education.
- On October 5<sup>th</sup>, The Foundation hosted its first Economic Empowerment Summit



**Goal:** Expand the Resident Advisory Board through increased recruitment and engagement.

**Update:**

- Meetings held in person and via Zoom in City and County public housing communities
- In total, 27 individuals provided perspective and input to guide Agency policies and activities

# GOAL UPDATE

## External Initiatives



**Goal:** Regularly and effectively meet with elected officials and other governmental leaders to inform them about the Agency's initiatives and to find areas of partnership.

**Update:**

- CEO has regularly scheduled meetings with the City of Fresno ,Fresno County CAO, Paul Nerland, and representatives in County communities including Clovis, Firebaugh and Orange Cove



**Goal:** Effectively and appropriately showcase Agency activities and properties

**Update:**

- Held ribbon cuttings for The Arthur @ Blackstone, Corazon del Valle, Promesa Commons, Esperanza Commons, and a groundbreaking for Heritage Estates
- Every event was covered by a television station
- Launched the State of Affordable Housing event attended by over 400 people



**Goal:** Be proactive in educating the public, policy makers, and residents on housing policy

**Update:**

- Spoke to community groups and met with state and federal elected officials.
- Participated in the Housing California Legislative day in Sacramento and the NARHO Legislative Conference in Washington D. C.
- Provided updates on legislation and budget allocations for affordable housing

# GOAL UPDATE

## Financial Sustainability



**Goal:** Deliver balanced budgets

**Update:**

- The CEO, along with the executive team remain committed to presenting an annual balanced budget



**Goal:** Establish multi-year budget forecasting with the goal of creating future balanced budgets.

**Update:**

- Beginning in 2023, the Agency initiated multi-year budget forecasting
- This year's budget presentation will consist of an annual budget for 2025 and a multi-year projection



**Goal:** Research and communicate options to reduce escalating pension and benefit costs.

**Update:**

- Engaged Foster and Foster to assist with exploring both short and long options for reducing escalating pension costs
- A presentation was made to the Board in August
- All of the proposed options will require a significant cash investment



# GOAL UPDATE

## Internal/Organizational Sustainability



**Goal:** Develop and deliver a new Leadership Academy to support emerging and developing leaders

**Update:**

- Launched the Leadership Academy for senior management staff
- Each Academy is an opportunity to participate in sessions on a wide range of topics to provide practical skills that enhance workplace performance



**Goal:** Launch Agency Strategic Plan and align goals and budget

**Update:**

- Over 1,500 comments and suggestions were reviewed and considered as the Agency developed the Strategic Plan
- The plan will serve as the blueprint for the Agency's mission, vision, values and goals over the coming years

# GOAL UPDATE

## CEO Goals



**Goal:** Strengthen relationships with Board members and assist them with getting acclimated to the work of the Agency

**Update:** Through in person meetings and phone conversations, I have endeavored to share different aspects of the Agency, its impact and the complexities of our operations. Our onboarding modules have been helpful with helping new Commissioners get acquainted with the Agency.



**Goal:** Continue to build and strengthen relationships with city and county representatives

**Update:** I have regularly scheduled meetings with the City of Fresno, Fresno County CAO, Paul Nerland, and representatives in County communities including Clovis, Firebaugh and Orange Cove.



**Goal:** Expand connections with state and national elected officials, partners, funders and professional associations

**Update:** I strengthened my relationships with Congressman Costa, Assemblymembers Arambula and Sora, and Senator Caballero. Our Agency was selected to host the 2025 Pacific Southwest Regional Conference. In May of 2025, we will welcome attendees from California, Nevada, Arizona, and Hawaii. I was appointed co-chairman of the regional Strategic Planning Committee.

# GOAL UPDATE

## CEO Goals (Continued)



**Goal:** Establish the vision for the Agency moving forward with a robust pipeline and a commitment to a balanced budget

**Update:** Our new Strategic Plan established the vision for the Agency. We have a robust pipeline of projects in the City and County. The North Fulton project is currently planned as a 4 phase development. The CAN Initiatives is a 7 to 10-year project. We have 2 motels on Parkway Drive that will be redeveloped over the next 4 years. We have pending projects in Orange Cove, San Joaquin, and Firebaugh.



**Feedback or Questions?**

# BOARD MEMO

**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 10/22/2024  
**AGENDA ITEM:** 7c  
**SUBJECT:** Presentation on the Updates to the 2025 Draft Agency Goals

**AUTHOR:** Tyrone Roderick Williams  
CEO  
**DEPARTMENT:** Administrative Services  
**MEMO DATE:** 10/17/24

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## Executive Summary

Mr. Williams will be updating the board on the draft Agency's 2025 Goals. As a reminder, the draft Agency Goals were first presented at the Board Retreat in August. Based on feedback received at that time, and additional input from staff, some edits have been made to the goals. At the October Joint Board meeting, Mr. Williams will provide a brief review of the updates made to the goals in anticipation of board approval before the end of the year.



# 2025 Draft Agency Goals

## *Fresno Housing*



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



# Strategic Driver #1

*Target and Invest in Neighborhoods*

Time  
Frame

2025-2027

## Goal

- Expanding and Improving Affordable Housing by developing 250 of new affordable housing units

## Key Performance Indicators

- Identify and/or acquire suitable land or properties for development
- Number of properties acquired
- Monitor annual units completed to achieve unit goal
- Number of housing development projects initiated

# Strategic Driver #1

*Target and Invest in Neighborhoods*

Time  
Frame

2025

## Goal

- Engage with community partners and stakeholders in planning and development processes

## Key Performance Indicators

- Number of community engagement sessions conducted
- Stakeholder satisfaction rate with engagement processes
- Report out community suggestions implemented



# Strategic Driver #1

*Target and Invest in Neighborhoods*

Time  
Frame

2025

## Goal

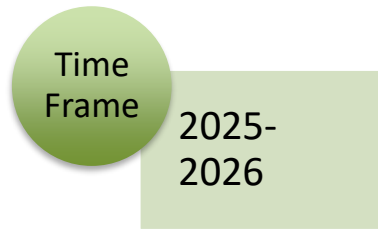
- Improve or maintain housing quality by implementing a systemic approach to capital improvements

## Key Performance Indicators

- Implement measures to improve safety and security in housing communities by enhancing security measures and infrastructure where necessary to support resident safety
- Report on comprehensive facility assessments of housing properties to identify capital needs
- Percentage of units compliant with ADA standards after retrofitting.
- Implement energy-efficient and environmentally sustainable upgrades

# Strategic Driver #1

*Target and Invest in Neighborhoods*



## Goal

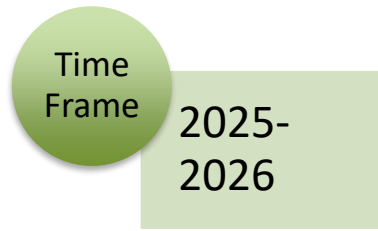
- Ensure that all members of the Real Estate Development team have undergone professional learning to enhance their knowledge of the development process including the ability to work with new funding sources. ~~ability to evaluate potential new funding sources~~

## Key Performance Indicators

- This will be measured by the number of team members who have completed relevant training
- The number of new funding sources identified and secured

# Strategic Driver #2

*Fight to eradicate housing insecurity*



## Goal

- Expand the number of staff within Fresno Housing that have knowledge of the Fresno Madera Continuum of Care to clarify the appropriate leadership role of the Agency and better support those experiencing homelessness

## Key Performance Indicators

- Determine and solidify appropriate leadership role within the Continuum
- Number of staff participating in the FMCoC meetings and trained in knowledge base content

# Strategic Driver #2

*Fight to eradicate housing insecurity*

Time  
Frame

2025

## Goal

- Invest in building relationships with different service providers to create more resources for the Agency and options for residents

## Key Performance Indicator

- Number of partnerships explored, number of new options available for residents

# Strategic Driver #2

*Fight to eradicate housing insecurity*

Time  
Frame

2025

## Goal

- Develop a community information and education strategy around affordable housing for staff, partners, residents, and non-residents

## Key Performance Indicator

- Create no less than one new online resource to assist the general community and potential residents with information about housing resources and options (HR/Communications/Inclusion and Empowerment)
- Number of educational sessions held
- Number of participants in sessions
- Improve the quality and quantity of information available regarding housing options (communications / HR / training/Inclusion and Empowerment)

# Strategic Driver #3

*Housing Choice Voucher Innovation*

Time  
Frame

2025-  
2026

## Goal

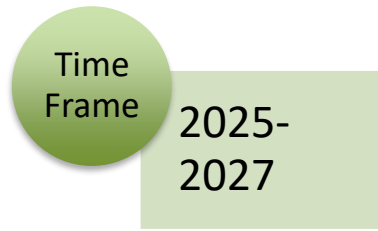
- Conduct an analysis and market study around payment standards related to the voucher program to better understand current industry practices for both families and property owners

## Key Performance Indicators

- Completion of the study (2025)
- Implementation of any necessary adjustments to payment standards (2026)

# Strategic Driver #4

*Leverage Partnerships and funding to Support Resident Goals*



## Goal

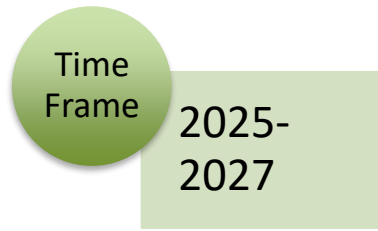
- Develop a comprehensive workforce development and educational support framework for residents

## Key Performance Indicators

- Comprehensive survey tool to gather data from residents about their goals (2025)
- Collaborate with local educational institutions and businesses to provide relevant training and educational opportunities (2025-2026)
- Create a baseline to understand the number of residents participating in workforce development and educational support programs annually (2025-2027)
- The annual number of residents who successfully complete these programs
- The annual number of residents who secure employment or further their education as a result of these programs
- Resident satisfaction with the programs offered
- The number and quality of partnerships established with local educational institutions and businesses

# Strategic Driver #4

*Leverage Partnerships and funding to Support Resident Goals*



## Goal

- The Beyond Housing Foundation **strives** to secure additional funding to maintain and increase the number of Resident Empowerment Positions. This will enable the Agency to provide more opportunities for education and workforce initiatives for families

## Key Performance Indicators

- The number of additional Resident Empowerment positions funded
- The number of families assisted through Resident Empowerment programs



# Administrative and Operational Goals

# Admin/Ops Goal #1

CUSTOMER SERVICE - Agency wide

Time  
Frame

2025-  
2026

## Goal

- Improve customer service satisfaction rates annually and establish a comprehensive customer service framework that addresses the needs of our community and sets clear expectations for staff. This will be achieved through regular training sessions for our staff, implementing a feedback system for continuous improvement, and creating a customer-centric culture within our organization. Additionally, we will invest in ongoing professional development programs to ensure our staff are equipped with the latest skills and knowledge, fostering a culture of continuous learning and excellence in service delivery.

## Key Performance Indicators

- # of trainings provided by the agency (HR /DEI driven)
- Implement customer service training/expectations in new hire orientation and hiring process
- # of attendees completed
- IT response rate for Email and phone call
- **Customer Satisfaction Rate:** This will be measured through annual customer surveys and feedback forms. The goal is to improve the current satisfaction rate after understanding new baseline
- **Staff Training Completion Rate:** This will measure the percentage of staff who have completed the customer service training sessions. The goal is to have 100% completion
- **Response Time:** This measures the average time it takes for a customer to receive a response to their inquiry or complaint. The goal is to reduce the current response time once baseline is established

# Admin/Ops Goal #2

*Website Accessibility – Communications, IT, DEI, Executive*

Time  
Frame

2025-  
2026

## Goal

- Improve **website functionality and accessibility**. We will also be provided to web development team working on the Fresno Housing website on ADA compliance and accessibility best practices.

## Key Performance Indicators

- **Website functionality:**
  1. Implement a user feedback option on website for missing components
  2. Create user-friendly navigation and easier access to information, ensure mobile optimization
  3. Track traffic metrics, unique visitors, bounce rates, session duration, search function usage and success, as well as page load time
- **Accessibility:**
  1. Conduct manual and automated audits and the successful implementation of recommended changes such as alt text for images, color contrast adjustments, closed captions for videos, and keyboard navigation accessibility
  2. Increasing website health automated scanning success rate from 21% to 90% in the first year when measuring across all Web Content Accessibility Guidelines (WCAG) success criteria.

# Admin/Ops Goal #3

*Long term financial stability*

Time  
Frame

2025-  
2026

## Goal

- Seek and implement long term financial strategies to create revenue and control expenses to allow for strategic investment

## Key Performance Indicators

- Seek long term solutions to rising costs
- Explore new banking solutions that reduce costs, improve service, and generate additional revenue



Questions?

## BOARD MEMO

O (559) 443-8400

F (559) 445-8981

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

[www.fresnohousing.org](http://www.fresnohousing.org)

**TO:** Boards of Commissioners  
Fresno Housing

**FROM:** Tyrone Roderick Williams  
CEO

**DATE:** October 17, 2024

**BOARD MEETING:** October 22, 2024

**AGENDA ITEM:** 7d

**AUTHOR:** Nicole Diaz

**SUBJECT:** 2025 Federal Budget Update and Budget Development

---

### Executive Summary

The purpose of this memo is to update the Boards of Commissioners on the 2025 Federal Budget and the Agency's 2025 budget development process.

At the Boards of Commissioners meeting, staff will be providing an initial draft of the budget.

### Recommendation

This item is informational only. No action is necessary.



# 2025 Budget Development

*Boards of Commissioners Meeting  
October 22, 2024*



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



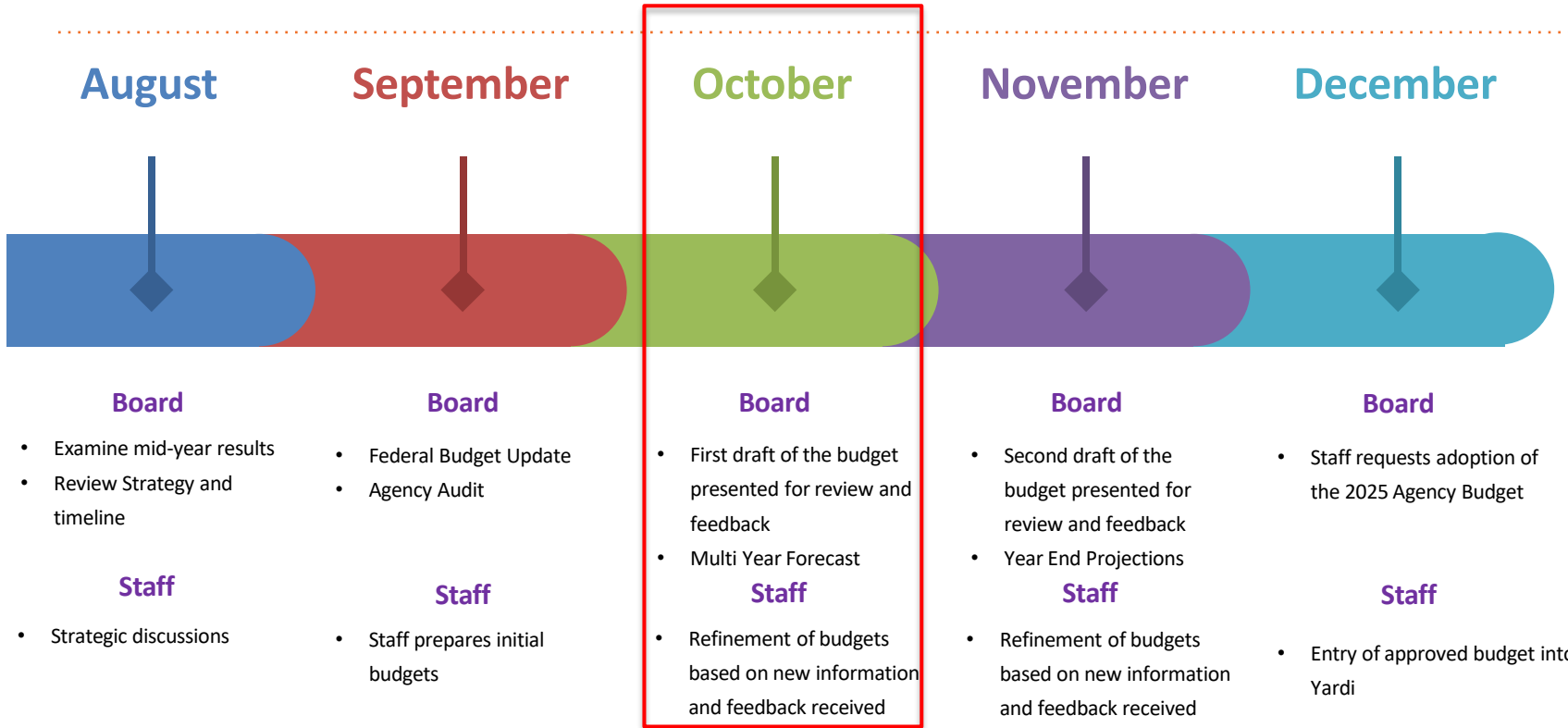
# Overview

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- Reminder: Budget Development Timeline
- Federal Budget Update
- Remember the adopted 2024 Budget
- Budget stabilization work in 2024
- Updated Multi-Year Budget Forecast
- 1<sup>st</sup> Draft 2025 Operating Budget
- Next Steps



# 2025 Budget Development Timeline



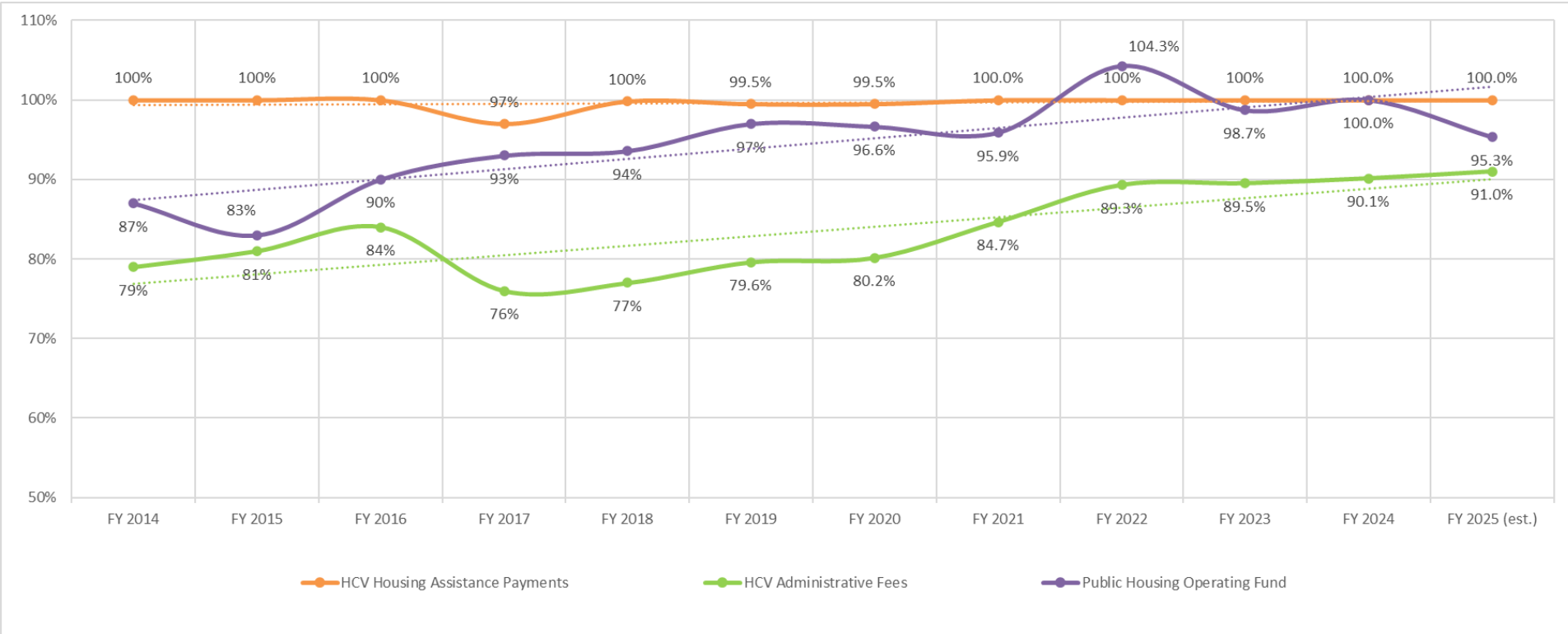
**Note:**  
*Mixed Finance Budgets come to the Boards in January*

# Federal Budget Update

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On September 26, 2024 President Biden signed CR, HR 9747 which extended fiscal year 2025 funding through December 20, 2024

# 2025 Federal Budgeted Funding Levels



# Remembering September 2023 Board Discussion: *2 Year Forecasting Based on Known Assumptions*

<b>OPERATING BUDGET</b>	<b>2024</b>	<b>2025</b>
TOTAL INCOME	48,344,531	49,731,630
TOTAL EXPENSES	48,840,206	50,992,998
<b>NET OPERATING INCOME</b>	<b>(495,675)</b>	<b>(1,261,368)</b>
TOTAL NON-OPERATING EXPENSES	1,119,021	810,000
<b>NET INCOME</b>	<b>(1,614,696)</b>	<b>(2,071,368)</b>
<b>UNRESTRICTED NET INCOME</b>	<b>(2,278,789)</b>	<b>(3,809,464)</b>

## Assumptions:

- Three-year MOU Agreement
- Healthcare cost estimates
- HCV Administrative Fee Proration and Lease up Rate Assumptions
- Estimated Developer Fees
- CalPERS rates and Unfunded Liability Payments

# Approved 2024 Operating Budget

	Core/Admin	Real Estate Development	Housing Choice Voucher	Resident Empowerment	Homeless Initiatives	Housing Management	Total 2024 Budget
NET TENANT INCOME	180,000	1,066,818	-	-	-	9,271,386	10,518,204
TOTAL INTEREST INCOME	88,278	140,000	-	-	-	-	228,278
TOTAL OTHER INCOME	24,800	304,800	-	873,000	97,742	44,040	1,344,382
TOTAL ADMIN & MANAGEMENT FEE INCOME	9,648,105	-	-	-	-	-	9,648,105
TOTAL DEVELOPER FEE INCOME	-	3,506,862	-	-	-	-	3,506,862
TOTAL HUD GRANT INCOME	-	-	11,850,875	-	1,155,492	3,773,168	16,779,535
TOTAL OTHER GRANT INCOME	-	1,799,821	533,333	350,000	447,772	1,682,106	4,813,032
<b>TOTAL INCOME</b>	<b>9,941,183</b>	<b>6,818,301</b>	<b>12,384,208</b>	<b>1,223,000</b>	<b>1,701,006</b>	<b>14,770,700</b>	<b>46,838,399</b>
TOTAL PAYROLL EXPENSES	7,958,901	2,378,697	7,705,571	951,688	505,799	2,681,624	22,182,280
TOTAL ADMINISTRATIVE EXPENSES	3,144,436	2,164,340	5,385,882	216,755	510,231	2,199,572	13,621,217
TOTAL TENANT SERVICES EXPENSES	500	444,048	336,668	23,000	899,682	229,005	1,932,903
TOTAL UTILITY EXPENSES	264,240	490,959	-	-	-	2,034,866	2,790,065
TOTAL MAINTENANCE EXPENSES	549,072	369,242	68,000	292,607	25	3,202,875	4,481,821
TOTAL TAXES & INSURANCE EXPENSES	32,031	57,282	-	-	-	939,332	1,028,644
<b>TOTAL EXPENSES</b>	<b>11,949,180</b>	<b>5,904,568</b>	<b>13,496,121</b>	<b>1,484,050</b>	<b>1,915,737</b>	<b>11,287,274</b>	<b>46,036,930</b>
<b>NET OPERATING INCOME</b>	<b>(2,007,996)</b>	<b>913,733</b>	<b>(1,111,912)</b>	<b>(261,050)</b>	<b>(214,731)</b>	<b>3,483,426</b>	<b>801,469</b>
TOTAL NON-OPERATING EXPENSES	90,000	172,528	-	-	-	536,535	799,063
<b>NET INCOME</b>	<b>(2,097,996)</b>	<b>741,205</b>	<b>(1,111,912)</b>	<b>(261,050)</b>	<b>(214,731)</b>	<b>2,946,891</b>	<b>2,406</b>
<b>HCV RESERVE</b>			<b>1,000,000</b>				<b>1,000,000</b>
<b>UNRESTRICTED NET INCOME</b>	<b>(2,097,996)</b>	<b>741,205</b>	<b>(111,912)</b>	<b>(261,050)</b>	<b>(214,731)</b>	<b>1,992,039</b>	<b>47,553</b>

# Budget Stabilization Work Undertaken in 2024

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- Elimination of 7 positions through attrition
- Property Management maximized lease ups to increase tenant income
- Successful ROSS grant application which enabled funding for an additional Resident Empowerment staff member
- RED team to work to maximize developer fees



# Budget Stabilization Work Undertaken in 2024

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- New healthcare strategy to provide better options while limiting additional cost (as opposed to a 40% increase)
- Examination, renegotiation and in some cases elimination of contracts
- Launch of the Beyond Housing Foundation with over \$550k contributions/ grants received in 2024
- Improved federal funding for HCV administrative costs



# Updated Two Year Budget Forecast:

## *2 Year Forecasting Based on Known Assumptions*

<b>OPERATING BUDGET</b>	<b>2025</b>	<b>2026</b>
TOTAL INCOME	\$ 49,665,501	\$ 48,520,749
TOTAL EXPENSES	48,339,241	49,944,748
<b>NET OPERATING INCOME</b>	<b>1,326,260</b>	<b>(1,423,999)</b>
TOTAL NON-OPERATING EXPENSES	1,573,618	1,270,317
<b>NET INCOME</b>	<b>(247,358)</b>	<b>(2,694,316)</b>
<b>UNRESTRICTED NET INCOME</b>	<b>\$ (327,196)</b>	<b>\$ (3,711,929)</b>

## Assumptions:

- MOU Agreement expires in 2025
- Healthcare cost estimates (actual costs will not be available until December 1, 2024)
- HCV Administrative Fee Proration and Lease up Rate Assumptions
- Estimated Developer Fees



# 2025 Operating Budget – 1<sup>st</sup> Draft

	Core/Admin	Real Estate Development	Housing Choice Voucher	Resident Empowerment	Homeless Initiatives	Housing Management	Total 2025 Budget
<b>NET TENANT INCOME</b>	180,000	1,601,649	-	-	-	9,364,612	11,146,261
<b>TOTAL INTEREST INCOME</b>	80,902	114,068	70	15	26	175	195,256
<b>TOTAL OTHER INCOME</b>	24,800	224,608	-	1,058,703	174,574	87,772	1,570,457
<b>TOTAL ADMIN &amp; MANAGEMENT FEE INCOME</b>	10,793,263	-	-	-	-	-	10,793,263
<b>TOTAL DEVELOPER FEE INCOME</b>	-	3,229,335	-	-	-	-	3,229,335
<b>TOTAL HUD GRANT INCOME</b>	-	-	12,670,254	144,396	1,815,350	4,202,220	18,832,220
<b>TOTAL OTHER GRANT INCOME</b>	-	1,246,790	-	350,000	457,424	1,844,495	3,898,709
<b>TOTAL INCOME</b>	11,078,965	6,416,450	12,670,324	1,553,114	2,447,375	15,499,274	49,665,501
<b>TOTAL PAYROLL EXPENSES</b>	8,521,292	2,378,858	7,696,391	1,151,004	491,441	3,206,409	23,445,395
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	3,643,398	2,136,206	5,726,018	217,735	537,294	2,378,137	14,638,812
<b>TOTAL TENANT SERVICES EXPENSES</b>	500	24,048	-	20,000	965,481	203,196	1,213,225
<b>TOTAL UTILITY EXPENSES</b>	310,820	478,876	-	-	-	2,246,700	3,036,396
<b>TOTAL MAINTENANCE EXPENSES</b>	706,842	454,406	111,576	292,607	25	3,343,946	4,909,401
<b>TOTAL TAXES &amp; INSURANCE EXPENSES</b>	77,554	58,405	3,985	-	-	956,067	1,096,011
<b>TOTAL EXPENSES</b>	13,260,405	5,530,799	13,537,970	1,681,346	1,994,241	12,334,454	48,339,241
<b>NET OPERATING INCOME</b>	(2,181,441)	885,651	(867,646)	(128,232)	453,134	3,164,820	1,326,260
<b>TOTAL NON-OPERATING EXPENSES</b>	144,898	157,803	-	-	-	1,270,917	1,573,618
<b>NET INCOME</b>	(2,326,339)	727,848	(867,646)	(128,232)	453,134	1,893,903	(247,358)
<b>HCV RESERVE</b>			867,646				867,646
<b>UNRESTRICTED NET INCOME</b>	(2,326,339)	519,207	-	(128,232)	-	1,608,168	(327,196)

# Looking forward: Unrestricted Operating Reserves

*Operating reserves accumulate through surplus unrestricted, operational cash flow*

<b>Unrestricted Reserves</b>	<b>\$ Change</b>	<b>Balance</b>
2013 Financial Results	1,570,359	1,570,359
2014 Financial Results	1,368,730	2,939,089
2015 Financial Results	153,228	3,092,317
2016 Financial Results	261,439	3,353,756
2017 Financial Results	920,239	4,273,995
2018 Financial Results	1,545,106	5,819,101
2019 Financial Results	197,958	6,017,059
2020 Financial Results	1,758,190	7,775,249
2021 Financial Results	(958,498)	6,816,751
2022 Sales/ Refinancing Proceeds Transferred to HRFC	(3,052,260)	3,764,491
2022 Financial Results	418,103	4,182,594
2023 Sales Proceeds	2,032,714	6,215,308
2023 Financial Results	617,370	6,832,678
2024 Budget	47,553	6,880,231
2025 Budget - First Draft	(327,196)	6,553,035
<b>Total Unrestricted Reserves</b>	<b>6,553,035</b>	

Note: Work in Progress

- Based on first draft of 2025 budget, FH would end 2025 with \$6.55 mil in unrestricted reserves



## Next Steps

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- Receive feedback from the Boards on the first draft of the budget
- Continue the refinement of the budget with staff
- Present second draft of the budget at the November board meeting

**Questions or Comments?**

# BOARD MEMO

**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 10/22/2024  
**AGENDA ITEM:** 7e  
**SUBJECT:** Information on Measure H, a Fresno Unified school bond initiative.

**AUTHOR:** Tammy Townsend  
**DEPARTMENT:** Administrative Services  
**MEMO DATE:** 10/14/24

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## Executive Summary

Fresno Unified School District will be on hand to present information on Measure H, their local school bond.

# Measure H

Preparing Students for  
Tomorrow's Careers

## ABOUT MEASURE H

- More than two-thirds (67%) of Fresno Unified schools were built prior to 1970 – making most of our schools more than 50 years old
- Measure H will provide \$500 million in local funding to repair and upgrade schools that will be leveraged alongside grants and matching funding that would otherwise go to other districts
- Measure H will result in the levy of additional property taxes of less than 3 cents per \$100 of assessed valuation (not market price) for several years, and no more than 6 cents per \$100 thereafter while bonds are outstanding



### Better Classrooms for Better Learning

- Fresno Unified engaged thousands of residents and FTA in identifying teaching and learning priorities.
- Priorities include:
  - Replacing outdated portables
  - Updating classrooms and libraries
  - Expanding meeting and learning spaces
  - Attracting and retaining quality teachers



### Safer Schools

- Significant investment from Measure H will improve school safety
- Priorities include:
  - Stronger building security
  - Single point of entry
  - Pedestrian safety improvements



### Repairing Old Schools

- Measure H will address health and safety needs
- Priorities include:
  - Protect students from extreme heat (HVAC, shade structures)
  - Water and sewer lines
  - Remove lead paint / asbestos
  - Leaky roofs
  - Safe play equipment
  - Upgrades for equity and to provide physical education



### Career Readiness

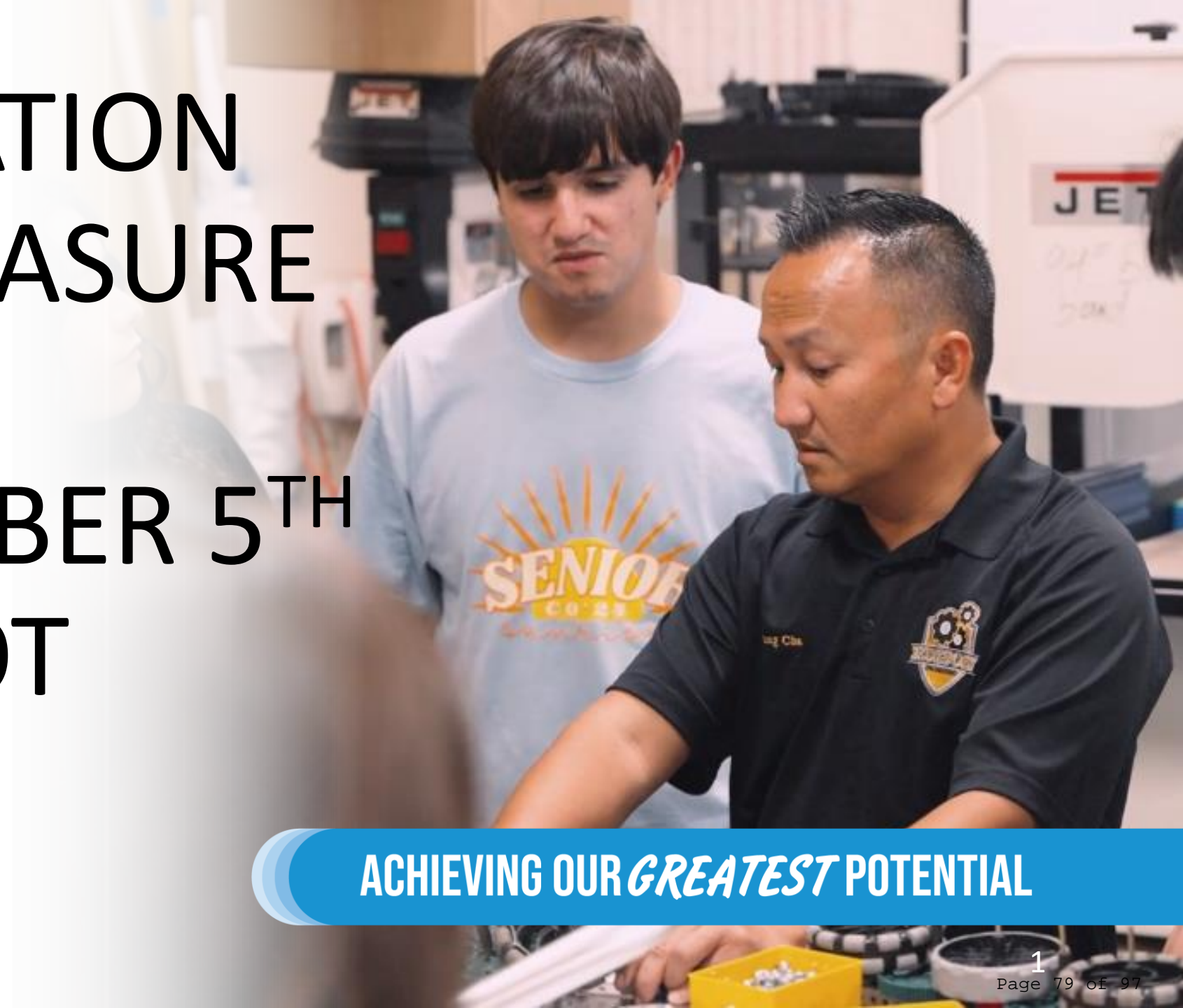
- Measure H will continue investment into preparing our students for tomorrow's careers
- Establishment of agricultural farm
  - Proposed 17+ acre educational center
  - Plant and animal science program
- Creation of Aviation Academy
  - Innovative experience in aviation industry
  - Graduate with pilot license
  - Internship opportunities



Scan QR code  
for more information on Measure  
H or on how to register to vote!



# INFORMATION ABOUT MEASURE H ON NOVEMBER 5<sup>TH</sup> BALLOT



# About FRESNO UNIFIED

- FRESNO UNIFIED is California's third largest school district. The origins of our establishment was in the late 1800's.
- THE DISTRICT SERVES nearly 70,000 STUDENTS AND THEIR FAMILIES IN 103 SCHOOLS:
  - 68 elementary schools
  - 3 K-8 schools
  - 14 middle schools
  - 18 high schools (including specialty Schools)



# What is measure h?

- Measure H – Fresno Unified School District’s Safety/Classroom Upgrade, Repair and Overcrowding Measure, is on the November 5<sup>th</sup> ballot.
- Measure h is a \$500,000,000 local education bond to address health and safety repairs and career readiness needs in our public schools.

# Official measure h ballot Q

Fresno Unified School District Safety, Classroom  
UPGRADE/Repair/OVERCROWDING MEASURE.

To attract/retain qualified teachers; reduce overcrowding; upgrade security/fire safety; remove lead paint/asbestos; provide safe drinking water; repair deteriorating gas lines, heating/air conditioning, leaky roofs; upgrade career education classrooms/labs; shall Fresno Unified School District's measure authorizing \$500,000,000 in bonds at legal rates, levying 6¢ per \$100 of assessed valuation, raising \$31,000,000 annually while bonds are outstanding be adopted, requiring public spending disclosure, oversight, all funds used locally?

# WHY WAS H PLACED ON THE BALLOT?

- most of our schools are more than 50 years old, AND SOME ARE 70 YEARS OLD. THESE SCHOOLS NEED HEALTH AND SAFETY REPAIRS.
- If enacted by voters, Measure H funds community priorities such as:
  - SAFE, CLEAN DRINKING WATER
  - UPGRADIng FIRE ALARMS
  - School safety and SECURITY SYSTEMS
  - MEETIng current EARTHQUAKE SAFETY STANDARDS

• PASSAGE OF MEASURE H ALSO QUALIFIES FUSD FOR matching FUNDS that would otherwise go to other districts

# Measure h priorities

- Safer school sITES
- UPDATED classrooms for Learning
- Repairing & Upgrading Schools
- Preparing Students for Tomorrow's Careers



# Safer schools

- Significant investment from Measure H will improve school safety
- Priorities include:
  - Stronger building security
  - Single point of entry
  - Pedestrian safety improvements
  - Emergency communications systems
  - Security door locks and lighting



# Repairing old schools

- IF ENACTED, Measure H funding WILL ADDRESS health/safety needs:
  - Protect students from extreme heat (HVAC, Shade Structures)
  - water/sewer LINES
  - Remove Lead Paint/Asbestos
  - LEAKY ROOFS
  - SAFE play equipment
  - UPGRADES FOR EQUITY AND TO PROVIDE PHYSICAL EDUCATION



# Better classrooms for better Learning

- THE DISTRICT ENGAGED THOUSANDS OF RESIDENTS AND THE FRESNO TEACHERS ASSOCIATION (FTA) IN IDENTIFYING TEACHING/LEARNING PRIORITIES
- Priorities IDENTIFIED BY THE COMMUNITY AND FTA include:
  - Replacing outdated portables
  - Updating classrooms and libraries
  - Expanding meeting and learning spaces
  - Attracting/RETAINING quality teachers



# Career readiness

- IF APPROVED BY VOTERS, Measure H will continue investment into preparing our students for tomorrow's careers. Priorities include:
- Establishment of agricultural farm
  - Proposed 17+ acre educational center
  - plant and animal science program





# measure h cost/accountabi

- Fresno Unified received a strong credit rating for OVER A DECADE ALLOWING REDUCED INTEREST RATES FOR OUR BONDS, SAVING TAXPAYERS MONEY AND CREATING MORE MONEY TO ADDRESS COMMUNITY PRIORITIES.
- By law all measure h funds are subject to public spending disclosure and Independent financial and performance audits
- Citizens' bond oversight committee meets quarterly to review bond projects and expenditures
- Measure H will result in the levy of additional property taxes of less than 3 cents per \$100 of assessed valuation (not market price) for several years, and no more than 6 cents per \$100 thereafter while bonds are outstanding



# Thank you, community!

- Thanks to community support, past Measures m, q, and x have CONTRIBUTED TO school safety and quality teaching and learning
- If adopted, Measure H continues this momentum and addresses needs at schools that need to be raised to the same standard as others in our district



# How do I vote?

TO REGISTER TO VOTE, LOOK UP YOUR REGISTRATION STATUS, OR ACCESS OFFICIAL MEASURE H INFORMATION, VISIT:

<https://tinyurl.com/fresnoelection>

# Questions?



# More information

Videos of projects funded by  
previous VOTER APPROVED bonds,  
performance audits, list of proposed  
MEASURE H projects,



# BOARD MEMO

**TO:** Boards of Commissioners      **AUTHOR:** Lela Schwartz  
**FROM:** Tyrone Roderick Williams, CEO      Senior Project Manager  
**MEETING DATE:** October 22, 2024      **DEPARTMENT:** Real Estate Development  
**AGENDA ITEM:** 8a      **MEMO DATE:** October 17, 2024  
**SUBJECT:** Consideration of Entrance into a Marketing/Broker Agreement for the North Fulton Development Area

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## Executive Summary

The purpose of this Board Memo is to request certain approvals from the Boards of Commissioners related to the new development property known as the North Fulton development area (“the Project”). The subject property area is generally bound between Tuolumne Street, Merced Street, Van Ness Avenue, and Congo Alley and includes a 0.55-acre parcel (466-153-14), a 0.52-acre parcel (466-153-15), a 0.65-acre parcel (466-153-18) and a 1.41-acre parcel (466-206-56T) in downtown Fresno, CA. The 0.55-acre parcel located at the corner of Fulton Street and Merced Street includes a vacant building, formerly a CVS Pharmacy. The proposed Project could accommodate up to 600 units of multifamily affordable housing.

Staff have been working with architects and consultants to design the project to comply with the Fulton Corridor Specific Plan, of which the zoning requires ground floor retail/commercial space. As part of the planning for the North Fulton development area, it was identified that it is critical to hire a retail and commercial broker that could assist with marketing, attracting, identifying and/or securing a long-term tenant for the needed commercial spaces.

The Downtown Fresno Partnership (“the DFP”) has been leading the way to bring back the Fulton St. corridor back to its historic retail/commercial vibrancy. As part of the DTP strong initiatives, they have engaged in a six-year agreement with David Weinert and Associates, LLC & Alpha Real Estate. David Weinert and his team were selected by DFP due to their extensive experience developing and activating similar communities throughout the country. The firm has demonstrated past success in attracting large commercial clients into redeveloping areas. David Weinert plans to engage and uniformly work with most/all of the 40+ property owners along the Fulton corridor to be represented by a single commercial broker in order to attract and market an overall vision for the district.

The North Fulton development area is part of the DFP focus area and a key contributor to the overall plan for Fulton St. David Weinert and Associates, LLC/Alpha Real Estate is uniquely qualified to represent Fresno Housing as a retail and commercial representative to be marketed as part of the Fulton St. efforts. Staff are requesting that the Boards of Commissioners authorize

## FRESNO HOUSING

entering into a Marketing/Broker Agreement for the North Fulton development area with David Weinert and Associates, LLC/Alpha Real Estate.

### Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno, CA adopt the attached resolution approving the necessary actions needed to enter into a Marketing/Broker Agreement with David Weinert and Associates, LLC/Alpha Real Estate for the North Fulton project area (APNs 466-153-14, 466-153-15, 466-153-18, and 466-206-56T) and authorize Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Officer, Michael Duarte, Chief Real Estate Officer, and/or their designee, to negotiate and execute documents in connection with the approved actions.

### Fiscal Impact

The terms of the potential Brokers Agreement with David Weinert and Associates, LLC/Alpha Real Estate stipulate that the firm would be paid four percent (4%) of the value of any secured and approved commercial tenant lease value. Of that four percent, fifty percent (50%) would be paid to the firm at the time the lease is signed, and the remaining fifty percent (50%) would be paid to the firm once the commercial tenant occupies the space. A fee is only paid if a lease(s) is secured.

### Background Information

The North Fulton development area is comprised of a series of contiguous parcels in Downtown Fresno. The subject property area is generally bound between Tuolumne Street, Merced Street, Van Ness Avenue, and Congo Alley and includes a 0.55-acre parcel (466-153-14), a 0.52-acre parcel (466-153-15), a 0.65-acre parcel (466-153-18) and a 1.41-acre parcel (466-206-56T) in downtown Fresno, CA. The 0.55-acre parcel located at the corner of Fulton Street and Merced Street includes a vacant building, formerly a CVS Pharmacy. The proposed Project could accommodate up to 600 units of multifamily affordable housing and ground floor commercial/retail space. All subject parcels are currently zoned DTC- Downtown Core, which allows for a variety of mixed uses, including residential housing.

### Past Board Action

- January 2024 – Consideration of Submission to City of Fresno’s Affordable Housing Development NOFA
- March 2023 - Ratification of the Purchase Sale Agreement and final approval for the acquisition along with a commitment of \$2,800,000 from the Housing Relinquished Fund Corporation (HRFC) for the purchase and acquisition of the Site

RESOLUTION NO. \_\_\_\_\_

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA

**RESOLUTION AUTHORIZING THE ENTRANCE INTO A MARKETING/COMMERCIAL  
BROKER AGREEMENT FOR THE NORTH FULTON DEVELOPMENT AREA**

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

**WHEREAS**, the Agency is exploring a partnership with the City of Fresno to develop several properties located in Downtown Fresno, including the Fresno Housing Central Office site (APN 466-206-56T) and adjacent property (APNs: 466-153-14, 466-153-15, & 466-153-18) (“the Project Area”); and

**WHEREAS**, the Project Area is located in the Fulton Corridor Specific Plan, which includes zoning requirements for ground floor commercial retail space; and

**WHEREAS**, the Downtown Fresno Partnership is currently engaged in a six-year agreement with David Weinert and Associates, LLC/Alpha Real Estate with the intent to unify over 40+ individual property owners to market and bring new commercial tenants to the Fulton corridor; and

**WHEREAS**, the Agency desires enter into a marketing/commercial broker agreement with David Weinert and Associates, LLC/Alpha Real Estate to engage their services in securing a long-term tenant(s) for the potential commercial spaces within the North Fulton Project Area;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA hereby authorizes the necessary actions needed to enter into a marketing/commercial broker agreement with David Weinert and Associates, LLC/Alpha Real Estate for the North Fulton project area and authorize Tyrone Roderick Williams, the Chief Executive Officer, Tammy Townsend, Deputy Executive Director, Michael Duarte, Chief Real Estate Officer, and/or their designee, to negotiate and execute documents in connection therewith.

PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF OCTOBER 2024. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:



NAYES:

ABSENT:

ABSTAIN:

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Tyrone Roderick Williams, Secretary of the Boards of Commissioners