



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

May 27, 2025

5:00 P.M.

1331 Fulton Street, First Floor

Fresno, CA 93721

Talos Conference Room



May 2025-Joint Meeting of the Boards of Commissioners

1. Call to Order

2. Approval of the 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 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

CEO's Report 4

b. Commissioner's Report

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. Governance: Consideration of the Minutes of Previous Joint Board Meeting

Approval of the minutes of the Board Meeting

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b. Request approval to transfer proceeds from Fresno Housing to Housing Relinquished Funds Corporation (HRFC)

Memo: Sales Proceeds Transfer 14

City Resolution: Sales Proceeds Transfer 15

County Resolution: Sales Proceeds Transfer 16

c. Request Approval to Ratify Application Submission to California Department of Housing and Community Development (HCD) Home Investment Partnership Program (HOME) for La Joya Commons Phase II

Board Memo: California Department of Housing and Community Development (HCD) HOME - La Joya Commons Phase II 17

County Resolution: Housing Authority of Fresno County (HAFC) Ratify HOME - La Joya Commons Phase II 19

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| County Resolution: HAFC OD-Form 2 - Resolution of LLC HOME | 21 |
| County Resolution: HAFC OD-Form 3 - Corp. Resolution HOME | 23 |
| d. Request approval to enter into a General Contractor/Construction Manager Contract - La Joya Commons Phase II | |
| Board Memo: La Joya Commons II | 25 |
| County Resolution: GCCM La Joya Commons II Contract County May | 27 |
| 7. Information Item | |
| a. Emergency Housing Voucher Update | |
| Board Memo: Housing Choice Voucher Update | 29 |
| Presentation: Housing Choice Voucher Updates | 30 |
| b. First Quarter Financial Update | |
| Board Memo: 2025 Q1 Agency Financial Update | 33 |
| Presentation: 2025 Q1 Agency Financial Update | 34 |
| c. Real Estate Development Update: Heritage Estates | |
| Board Memo: Heritage Estates Update May 2025 | 39 |
| Presentation: Heritage Estates Update | 40 |
| 8. Action | |
| a. Request approval to enter into Memorandum of Understanding (MOU) with City of Fresno for offsite improvements and to submit a funding application for Affordable Housing Sustainable Communities (AHSC) Program - The Roos @ Fulton Forum | |
| Board Memo: Housing Authority of the City of Fresno (HACF) AHSC and MOU - The Roos @ Fulton Forum | 58 |
| City Resolution: HACF AHSC and MOU - The Roos @ Fulton Forum | 61 |
| City Resolution: HACF AHSC Resolution The Roos @ Fulton Forum - Public Entity | 64 |
| 9. Adjournment | |

CEO REPORT

TO: Boards of Commissioners
Fresno Housing Authority

FROM: Tyrone Roderick Williams
Chief Executive Officer

DATE: 5/21/25

BOARD MEETING: 5/27/25

AGENDA ITEM: 5a

AUTHOR: Tyrone Roderick Williams

SUBJECT: CEO Report

Executive Summary

The Boards of the Fresno Housing Authority have established four strategic drivers:

- Target and Invest in Neighborhoods
- Fight to Eradicate Housing Insecurity
- Housing Choice Voucher Innovation
- Leverage Partnerships and Funding to Support Resident Goals

Each strategic Driver has been carefully chosen to address specific challenges and opportunities within our community, with the goal to create a profound and lasting impact. The following report demonstrates the efforts of the Executive Leadership and Staff to progress towards these drivers.

Matters of Importance

- The creation and corresponding work of an Insurance Committee has resulted in a review and update of property insurance. As a part of the review, new coverage is being considered for property management functions and for harassment and molestation insurance. Other outcomes from the committee have been an updated listing of Agency insurance, a review of elevator contracts, the proposed creation of a risk management committee/service, the creation of staff protocols for litigation, as well as several other items.
- Fresno Housing held a press conference at Parc Grove on Friday, May 16th. The purpose of the event was to alert the public about the impact of the President's proposed budget. The event was a call to action for individuals to contact their congressmen to express their concern regarding the negative impacts of the proposed budget.

- On Thursday, May 15, 2025, the Boys and Girls Club Grand Opening was celebrated at 1625 Allardt Drive, Firebaugh, CA. The new facility is the former Fresno Housing leasing office.
- The Mosaic Groundbreaking was held on Monday, May 20, 2025. The workforce project is a 25-unit development consisting of a mix of studio, one-, and two-bedroom units.
- PSWRC NAHRO Conference will be held in Fresno, May 28-30. On Thursday, May 29, at 6:00 p.m., the reception will be held at 1060 Fulton St. All Commissioners are invited; however, a badge is required. Please let us know if you plan to attend.
- Manzanilla Commons Ribbon Cutting Ceremony will be held at 11:30 a.m. on Monday, June 1. The Project is located at 1240 North Crystal Ave in Fresno.

Real Estate Department - Development Projects Overview

| Name of Property | Status/Type | Address | Total Units | Percent Complete |
|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------|------------------|
| La Joya Commons Phase I (<i>fka Firebaugh Family</i>) | Under Construction | 1501 Clyde Fannon Road Firebaugh, CA | 68 | 98% |
| Manzanilla Commons (<i>fka Step Up on 99/Motel 99</i>) | Under Construction | 1240 & 1280 Crystal Ave. Fresno, CA | 63 | 98.41% |
| Heritage Estates (<i>fka Florence & Plumas</i>) | Under Construction | 146 E. Florence Ave. Fresno, CA | 33 | 35.3% |
| The Mosaic @ The Mural District | Under Construction | 1840 Broadway Fresno, CA | 25 | 0% |
| Cordillera Commons Phase I (<i>fka San Joaquin Commons</i>) | Pre-Development HCD HOME Awarded FHLB AHP Application Pending HCD SuperNOFA App Pending | Corner of West Colorado Avenue & 5th Street San Joaquin, CA | 51 | N/A |
| Parkside Inn/Golden State Triage | Pre-Development City of Fresno CDBG/HOME-ARP Awarded HCD Homekey+ App Pending | 1415 W. Olive Avenue Fresno, CA | 49 | N/A |

| | | | | |
|----------------------------------------------------------|------------------------------------------------------------------------------------------------------------|----------------------------------------------------|-----|-----|
| North Fulton Development | Pre-Development IIG-C Contingent Award Pending City of Fresno Application | 1302 Fulton Street Fresno, CA | 124 | N/A |
| Avalon Commons Phase II (<i>fka Chestnut/Alluvial</i>) | Pre-Development City of Fresno LHTF Awarded City of Fresno CDBG Awarded CTCAC Application Pending | 7521 N. Chestnut Ave. Fresno, CA | 45 | N/A |
| 135 Osmun | Pre-Development City of Clovis PLHA/HTF Awarded HCD SuperNOFA App Pending | 135 Osmun Ave. Clovis, CA | 47 | N/A |
| La Joya Commons Phase II (<i>fka Firebaugh Family</i>) | Pre-Development HCD SuperNOFA App Pending HCD HOME App Pending | 1501 Clyde Fannon Road Firebaugh, CA | 28 | N/A |
| Pomelo Villas | Pre-Development | Railroad & 8 th Ave. Orange Cove, CA | 60 | N/A |
| California Avenue Neighborhood | Pre-Development Planning CNI Planning Awarded | Southwest Fresno - TBD | TBD | N/A |

Resident Empowerment

Mindfulness Mondays

Adult residents will learn an array of different mindful exercises and topics such as mindful breathing, mindful listening, mindful body awareness, mindful eating, heartfulness, and gratitude. Practicing mindfulness involves breathing methods, guided imagery, and other practices to relax the body and mind and help reduce stress. This can also help regulate emotions, burnouts, and other stressors in their life.

Legacy Commons: Mondays 10:00am - 11:00am

Home Buying 101 - RE/MAX Success (Realtors)

The workshop provides an opportunity for residents to unlock the keys to home ownership with guidance through the home buying process. The education presents a general understanding of mortgage options and navigating the real estate market. Residents learn how to empower themselves with knowledge for a confident and informed homebuying journey.

Kuffel Terrace (Orange Cove): June 18 4:00 pm - 6:00pm
Corazon del Valle (Huron): June 26 4:00pm – 6:00pm

Community Concerns & Safety

In support of Creating a safe and inviting community residents, property management and FH Resident Empowerment staff will meet to discuss concerns or topics relating to safety in an effort to foster advocacy and engagement in their community.

Bridges at Florence: June 4 10:00am - 11:00am & 1:00pm - 2:00pm
 The Monarch at Chinatown: June 9 3:00pm - 5:00pm
 Legacy Commons: June 25 4:00pm - 6:00pm

Property Management

| FRESNO HOUSING PORTFOLIO - MANAGED ASSETS, 04/01/2025-04/30/2025 | | | |
|-------------------------------------------------------------------------|---------------------------|---------------------|--------------------------|
| | Total No. of Units | Total Vacant | Current Occupancy |
| CITY OF FRESNO | | | |
| City of Fresno | 1391 | 42 | 96.62% |
| COUNTY OF FRESNO | | | |
| County of Fresno | 1374 | 53 | 96.06% |
| COUNTY OF FRESNO - SEASONAL | | | |
| Seasonal Properties | 194 | 53 | 72.68% |
| Hold/In Construction | 62 | 51 | 0% |

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

Tuesday, April 22, 2025

5:00 PM

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular joint session on Tuesday, April 22, 2025, at 1260 Fulton Street, Fresno, CA. The public was able to join in person and via teleconference.

1. The regular joint meeting was called to order at 5:02 PM by Board Chair, Commissioner Catalano of the Board of Commissioners of the Housing Authority of the County of Fresno. Roll call was taken and the Commissioners were present and absent as follows:

PRESENT: Cary Catalano, Chair
Sophia Ramos, Vice Chair
Valori Gallaher
Kyle Chaney
Yvonne Dickson

ABSENT: John Valdez

Chairman Catalano announced an amendment to the Agenda as posted; Item Nine on the Agenda to be moved up to Item Five and ensuing Item Numbers are to be adjusted accordingly.

The regular joint meeting was called to order at 5:05 PM by Chair Williams of the Board of Commissioners of the Housing Authority of the City of Fresno. Roll call was taken and the Commissioners were present and absent as follows:

PRESENT: Sharon Williams, Chair
Emogene Nelson, Vice Chair
Ruby Yanez
Paul Idsvoog
Richard Burrell

Joint Board Meeting
Action Minutes: 4.22.25
Minutes Adopted:

ABSENT: Isaiah Green

Also in attendance were the following: Ken Price, Craig Armstrong and Lauren Layne -- Baker Manock and Jensen – General Counsel

2. APPROVAL OF THE AGENDA AS AMENDED

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

MOTION PASSED: 5 – 0

CITY MOTION: *Commissioner Idsvoog moved, seconded by Vice Chair Nelson to approve the agenda as amended.*

MOTION PASSED: 5 – 0

There were no public comments.

At 5:07 PM Commissioner Green joined the meeting.

3. PUBLIC COMMENT AND PRESENTATIONS

There were no public comments.

4. POTENTIAL CONFLICTS OF INTEREST

There were no potential conflicts of interest.

5. CLOSED SESSION

a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 8800 S. Academy Avenue, Parlier, CA 93648

Agency Negotiators: Tyrone Roderick Williams, Tammy Townsend, and Michael Duarte

Negotiating Party: Julio Lamas, Farmworker & Rural Housing, Asset Management and Compliance Branch, Housing & Community Development

Under Negotiation: Rent, Terms of Lease

b. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Paragraph (1) of subdivision (d) of Gov. Code section 54956

Joint Board Meeting

Action Minutes: 4.22.25

Minutes Adopted:

Name of case: Christopher Manson et al v. Fresno Housing Authority et al (Case No. 1 :23 cv 00679)

The Boards of Commissioners entered closed session at 5:09 PM.

The Boards of Commissioners returned from closed session at 5:37 PM and resumed open session.

No report from closed session

6. GOVERNANCE MATTERS

a. CEO's Report – Presented by Tyrone Roderick Williams, CEO.

In addition to the written report, Mr. Williams shared:

- Mr. Williams introduced a short video acquainting the public with the Agency's programs, answering common questions and correcting misconceptions about Public Housing
- Mr. Williams attended the opening of the Public Housing Museum in Chicago, IL
- Everyone thoroughly enjoyed the WineFest; Mr. Williams expressed gratitude to all of the people who made the event successful
- Mr. Williams participated in the Fresno County Real Estate Economic Development Forecast on April 10, 2025
- The opening day of the Parlier Migrant Center was April 14, 2025
- May 15, 2025 is the Grand Opening of the Firebaugh Boys and Girls Club
- Preparations are underway for the PSWRC-NAHRO conference May 28-30, 2025
- Representatives of the Kresge Foundation visited with Fresno Housing last week and took a property tour
- FUSD and Fresno Teachers' Association have expressed interest in securing housing for unhoused students and their families
- Fresno Housing has the opportunity to possibly have two FUSE Fellows join the team. FUSE Fellows have one-year terms
- Commissioner Nelson wrote an article highlighting the Fresno Metro Ministry and Yo'Ville Community Garden and Farm, which was published by the Brookings Institution
- Mr. Williams is composing a letter regarding Low Income Housing Tax Credits and encourages all to sign it
- Fresno Housing received \$12.2MM in HCD Funds for Cordillera Commons and \$400K in TOD funding for 135 Osmun Avenue

- In an effort to expand the Agency’s portfolio, Fresno Housing is looking to identify existing housing communities as potential projects
- Today is Commissioner Rios’s final board meeting. Michelle Vang will come to the City Council for approval as a Commissioner on May 1, 2025
-
- b. Commissioners’ Report – Presented by Chair Catalano
 - Commissioner Catalano commended Nicole Diaz and her team for their excellent auditing work
 - Commissioner Ramos congratulated Tiffany Mangum on the success of the 2025 WineFest
 - Commissioner Yanez thanked everyone who contributed to and participated in the Easter Egg Hunt at Fairview and DeSoto; the children had a wonderful time
 - Chair Williams noted that Legacy Commons also had a lovely Easter Egg Hunt
 - Commissioner Dickson noted that her community made Easter Baskets for the Senior Residents

7. CONSENT AGENDA

- a. Governance Consideration of the Minutes of the Joint Regular Board Meeting on March 25, 2025

Approval of the minutes of the Board Meeting.
- b. Consideration of Project Based Voucher Issuance Update: Parkside Inn
- c. Request approval to submit a substitution of Managing General Partner (MGP) of Orange Cove Citrus Gardens, LP to Related Party
- d. Request approval to amend California Development of Housing and Community Development (HCD) Homekey Standard Agreement 20-HK-00006 (Days Inn) to include Fresno Avalon Commons Phase I, LP
- e. Request approval to amend HCD Homekey Standard Agreement 20-HK-00012 (Welcome Inn) for Journey Home to include Dakota Fresno, LP

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

MOTION PASSED: 5 - 0

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

*Joint Board Meeting
Action Minutes: 4.22.25
Minutes Adopted:*

MOTION PASSED: 6 – 0

There were no public comments.

8. INFORMATION ITEMS

- a. 2025 Agency Quarterly Goal Update

Tyrone Roderick Williams, CEO, presented on this item.

- b. Real Estate Development Update

Michael Duarte, Chief Real Estate Officer, presented on this item.

9. ACTION ITEMS

- a. Approval to award broadband infrastructure contract for Sequoia Courts and Sequoia Courts Terrace

COUNTY MOTION: *Commissioner Chaney moved, seconded by Vice Chair Ramos approve to award the broadband infrastructure contract for Sequoia Courts and Sequoia Courts Terrace.*

MOTION PASSED: 5 – 0

CITY MOTION: *Commissioner Idsvoog, seconded by Commissioner Ramos to approve award the broadband infrastructure contract for Sequoia Courts and Sequoia Courts Terrace.*

MOTION PASSED: 6 – 0

There were no public comments.

- b. Approval of Property Sale and Purchase and Sale Agreement (PSA) between Mendota Esperanza Commons, LP and Fresno Housing

COUNTY MOTION: *Commissioner Chaney moved, seconded by Commissioner Dickson to approve of Property Sale and Purchase and Sale Agreement (PSA) between Mendota Esperanza Commons, LP and Fresno Housing.*

MOTION PASSED: 5 – 0

CITY MOTION: *Commissioner Idsvoog, seconded by Vice Chair Nelson to approve of Property Sale and Purchase and Sale Agreement (PSA) between Mendota Esperanza Commons, LP and Fresno Housing.*

MOTION PASSED: 6 – 0

There were no public comments.

- c. Consideration of the Agency Reasonable Accommodation Policy

COUNTY MOTION: *Vice Chair Ramos moved, seconded by Commissioner Gallaher to approve Consideration of the Agency Reasonable Accommodation Policy*

MOTION PASSED: 5 – 0

CITY MOTION: *Commissioner Green, seconded by Vice Chair Nelson to approve Consideration of the Agency Reasonable Accommodation Policy*

MOTION PASSED: 6 – 0

There were no public comments.

10. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners of the Housing Authorities of the City and County of Fresno, CA, the meeting was adjourned by Chair Catalano at approximately 6:45 PM.

Tyrone Roderick Williams, Secretary to the Boards of Commissioners

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 5/27/2025
AGENDA ITEM:
SUBJECT: Consideration of Transfer of Sales Proceeds to the Housing Relinquished Fund Corporation

AUTHOR: Nicole Diaz
DEPARTMENT: Finance & Accounting
MEMO DATE: 5/21/2025

Executive Summary

The purpose of this memo is to provide information and seek approval from the Boards of Commissioners to transfer sale proceeds from the Fresno Housing Authority to the Housing Relinquished Fund Corporation (HRFC), a joint entity of the city and county housing authorities.

Fresno Housing Authority sold the Parkside Apartments to IDEAL and Forward Housing in January 2025 with the requirement that the property remain affordable. The real estate transaction resulted in the net sales proceeds of \$4,028,484.

Recommendation

It is recommended that the Boards of Commissioner approve the transfer of proceeds from the Fresno Housing Authority to the Housing Relinquished Fund Corporation in the amount of \$4,028,484.

Fiscal Impact

The fiscal impact of the transaction is neutral. The sales proceeds held within Fresno Housing Authority will be transferred to the Housing Relinquished Fund Corporation, a joint entity of the Housing Authority of the City of Fresno and the Housing Authority of Fresno County.

Background Information

On occasion, FH will transfer unrestricted funds to HRFC to replenish the HRFC reserves, which are used for various purposes at the discretion of the Boards of Commissioners. Most recently, the Boards have approved similar transactions in May 2024 in relation to sale and cost savings proceeds. Once transferred to HRFC, these funds are used for various purposes in connection to housing, including grants to various housing programs to cover operational deficits or loans for the development of affordable housing.

RESOLUTION NO. _____

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

**RESOLUTION APPROVING THE TRANSFER OF SALE PROCEEDS FROM THE FRESNO
HOUSING AUTHORITY TO THE HOUSING RELINQUISHED FUND CORPORATION**

WHEREAS, the Fresno Housing Authority (“the Agency”) has sold the Parkside Apartments to IDEAL and Forward Housing in January 2025 with the requirement that the property remains affordable; and

WHEREAS, the transaction generated \$4,028,484, in net sales proceeds to the Agency; and

WHEREAS, the Agency desires to transfer said proceeds, in the amount of \$4,028,484, from the Agency to the Housing Relinquished Fund Corporation to be used to further the supply of affordable housing;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno does hereby approve the transfer of the proceeds from the Fresno Housing Authority to the Housing Relinquished Fund Corporation in the amount of \$4,028,484.

PASSED AND ADOPTED THIS 27th DAY OF MAY 2025. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

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

RESOLUTION APPROVING THE TRANSFER OF SALE PROCEEDS FROM THE FRESNO
HOUSING AUTHORITY TO THE HOUSING RELINQUISHED FUND CORPORATION

WHEREAS, the Fresno Housing Authority (“the Agency”) has sold the Parkside Apartments to IDEAL and Forward Housing in January 2025 with the requirement that the property remains affordable; and

WHEREAS, the transaction generated \$4,028,484 in net sale proceeds to the Agency; and

WHEREAS, the Agency desires to transfer said proceeds, in the amount of \$4,028,484, from the Agency to the Housing Relinquished Fund Corporation to be used to further the supply of affordable housing;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno does hereby approve the transfer of the proceeds from the Fresno Housing Authority to the Housing Relinquished Fund Corporation in the amount of \$4,028,484.

PASSED AND ADOPTED THIS 27th DAY OF MAY 2025. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 05/27/2025
AGENDA ITEM: 6c
SUBJECT: Authorization to Ratify Application Submission to HCD's 2024 HOME Investment Partnership Program

AUTHOR: Eduardo Rodriguez
DEPARTMENT: Real Estate Development
MEMO DATE: 05/21/2025

Executive Summary

The purpose of this Board memo is to request approvals from the Boards of Commissioners related to the development of an affordable housing project known as La Joya Commons Phase II. Staff is seeking to ratify a prior action, pursuant to Resolution No. 3032, dated March 26, 2024, to submit a funding application under the California Department of Housing and Community Development (HCD)'s HOME Investment Partnership Program.

The requested action includes authorization to update, execute, and submit all necessary documents related to the funding application.

La Joya Commons Phase II is proposing the new construction of 28 multifamily units on an approximate 1.5-acre portion of the former Firebaugh Family Apartments site. This includes the demolition of ten (10) existing units remaining from the old site. The project represents the proposed second phase of a two-phase development in Firebaugh, California.

The original Firebaugh Family was initially developed by Fresno Housing (FH) with financial assistance from the United States Department of Agriculture (USDA). In 2008, the USDA Farm Labor restrictions were lifted from the property. Fresno Housing continues to manage the site, which serves low, very-low, and moderate-income families.

A limited partnership, the Firebaugh La Joya Commons II, LP, has been formed for this development. Silvercrest Inc. will act as the Managing General Partner, and the Housing Authority of Fresno County will serve through a single-purpose limited liability company, as the Administrative General Partner in the application. The La Joya Commons II application will request up to \$4,600,000 of HOME Investment Partnership Program funds for construction and permanent financing. The HAFC has previously committed up to \$1,500,000 from Housing Relinquished Fund Corporation in order to enhance the competitiveness of the project.

Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority adopt the attached resolution ratifying prior actions, pursuant to Resolution No. 3032, dated March 26, 2024, approving submission of funding applications to the HCD HOME Investment Program; and further authorize Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive

FRESNO HOUSING

Director, Michael Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute documents in connection with the approved actions.

1. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to (a) submission of an HCD HOME Invest Partnership Program (b) submission of a 9% California Tax Credit Allocation Committee application, (c) other grants, operating subsidies and/or private loans, and such other sources identified by the Chief Executive Officer.
2. Authorize Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, Michael Duarte, Chief Real Estate Officer, and/or their designees to negotiate and execute documents on behalf of the Housing Authority of Fresno County, CA.
3. Approve execution of a standard recipient and borrower California Department of Housing and Community Development resolutions, in the substantive form attached hereto and as future updated versions may become available, if and when awarded.
4. Provide for other matters related thereto.

Fiscal Impact

None at this time.

Background Information

La Joya Commons Phase II is proposed as the new construction of 28 multifamily units on an approximate 1.5-acre portion of the former Firebaugh Family Apartments and consists of 10 units (to be demolished) of the multifamily low-income property. The La Joya Commons Phase II project is the proposed second phase of a two-phase project in Firebaugh, California. Firebaugh Family was initially developed by Fresno Housing (FH) with financial assistance from the United States Department of Agriculture (USDA). In 2008, the USDA Farm Labor restrictions were lifted from the property. Fresno Housing continues to manage the property serving low, very-low, and moderate-income families.

Past Board Actions

- March 2024 – Board approval of HCD HOME Funding Application for La Joya Commons Phase II, formation of a Limited Partnership, execution of necessary resolutions related to project development.
- April 2025 – Board Approval of HCD’s Multifamily Finance Super NOFA Application for La Joya Commons II; Approval of the use of HRFC funds in the amount of \$1,500,000.

RESOLUTION

**BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF FRESNO COUNTY, CALIFORNIA**

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF FRESNO COUNTY AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM FOR LA JOYA COMMONS II AND AUTHORIZING RELATED ACTIONS

WHEREAS, the California Department of Housing and Community Development (“HCD”) provides funding through the HOME Investment Partnerships Program for approximately \$35 million in federal funds from the Department’s 2024 Fiscal Year to support the development of affordable housing; and

WHEREAS, this funding provides loans and grants to eligible HOME applicants serving households with low- and very low-incomes, defined as at or below 80 percent (80%) of area median income (AMI), and at or below 50 percent (50%), of AMI; and

WHEREAS, the Housing Authority is developing La Joya Commons Phase II (“the Project”), a proposed second phase multifamily rental housing development consisting of 28 new units on a 1.5-acre portion of the former Firebaugh Family Apartments in Firebaugh, California, including demolition of 10 existing units; and

WHEREAS, the Authority has site control of the property and has previously authorized the formation of a limited partnership, Firebaugh La Joya Commons II, L.P., for the purposes of developing the Project, with Silvercrest, Inc. as Managing General Partner and the Housing Authority, through a single-purpose entity, as Administrative General Partner; and

WHEREAS, the Board of Commissioners previously authorized submission of a HOME funding application for the Project, and staff now seeks to ratify and affirm those prior actions in accordance with this Resolution; and

WHEREAS, the Authority intends to request up to \$4,600,000 in HOME funds from HCD for construction and permanent financing of the Project and has committed up to \$1,500,000 from the Housing Relinquished Fund Corporation to enhance project competitiveness.

RESOLUTION

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, CA hereby authorizes Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, and/or Michael Duarte, Chief Real Estate Officer, to negotiate and execute documents in connection with the approved actions.

1. The submission of an application to the California Department of Housing and Community Development for up to \$4,600,000 in HOME Investment Partnerships Program funding for the La Joya Commons Phase II project is hereby authorized and ratified.
1. Authorize Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, Michael Duarte, Chief Real Estate Officer, or their respective designees to prepare, negotiate, and execute documents in connection with the HOME application on behalf of the Housing Authority of Fresno County, CA
2. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 27th day of May, 2025. 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:

Cary Catalano
Chair of the Board of Commissioners

**RESOLUTION OF THE MEMBERS OF
Firebaugh La Joya Commons II AGP, LLC**

A majority of the members of Firebaugh La Joya Commons II AGP, LLC, a California Limited Liability Company (the "Limited Liability Company"), hereby consent to, adopt and ratify the following resolutions:

Affordable Housing Sustainable Communities Program

WHEREAS, The State of California Department of Housing and Community Development (the "Department") has issued a Notice of Funding Availability under its Home Investment Partnerships Program (the "HOME") dated December 30th, 2024 and Amended February 11, 2025; and

WHEREAS, the Limited Liability Company is authorized to do business in the State of California, and it is in the best interests of the Limited Liability Company and its **Members** for the Limited Liability Company to act as the **Administrative** General Partner of **Firebaugh La Joya Commons II AGP, LLC** a California limited partnership (the "Borrower"); and

WHEREAS, the Borrower has either received, or been assigned, a conditional commitment of funds under the above-described Notice of Funding Availability.

NOW, THEREFORE, IT IS RESOLVED: That the Limited Liability Company is hereby authorized to act as the **Administrative** General Partner of the Borrower in connection with the Department's loan of funds to the Borrower pursuant to the above-described Notice of Funding Availability in an amount not to exceed **\$4,600,000 and 00/100** (the "HOME Loan")

RESOLVED FURTHER: That in connection with the Borrower's HOME Loan, the Limited Liability Company is authorized and directed to enter into, execute, and deliver, as the **Administrative** General Partner of the Borrower, a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the HOME Loan, the Borrower's obligations related thereto, and the Department's security therefore; including, but not limited to, a promissory note, a deed of trust and security agreement, a regulatory agreement, a development agreement and certain other documents required by the Department as security for, evidence of or pertaining to the HOME Loan, and all amendments thereto (collectively, the "HOME Loan Documents").

RESOLVED FURTHER: That **Tyrone Roderick Williams, Chief Executive Office, or Michael Duarte, Chief Real Estate Officer**, are hereby authorized to execute the HOME Loan Documents, and any amendment or modifications thereto, on behalf of the Limited Liability Company as the **Administrative** General Partner of the Borrower.

RESOLVED FURTHER: That this resolution shall take effect immediately upon its passage.

Passed and adopted, effective as of **May 27, 2025** by the consent of the Members of the Limited Liability Company by the following vote:

___AYES

___NAYS

___ABSTAIN

___ABSENT

CERTIFICATE OF THE SECRETARY

The undersigned, Chair of **Firebaugh La Joya Commons II AGP, LLC** does hereby attest and certify that the **foregoing** Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of the Limited Liability Company which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: _____

Cary Catalano, Chair

RESOLUTION OF THE BOARD OF DIRECTORS OF
Housing Authority of Fresno County, CA

A majority of the directors of the Housing Authority of Fresno County, CA, a California a Public Body Corporate and Politic (the "Corporation"), hereby consent to, adopt and ratify the following resolutions:

Home Investment Partnerships Program

WHEREAS, The State of California Department of Housing and Community Development (the "Department") has issued a Notice of Funding Availability under its Home Investment Partnerships Program (the "HOME") dated **December 30, 2024** and **Amended February 11, 2025**; and

WHEREAS, the Corporation has either received, or been assigned, a conditional commitment of funds under the above-described Notice of Funding Availability; and

WHEREAS, the Corporation is authorized to do business in the State of California.

NOW, THEREFORE, IT IS RESOLVED: That the Corporation is hereby authorized and directed to borrow an amount not to exceed **\$4,600,000 and 00/100** (the "HOME Loan"), in connection with the Department's loan of funds to the Corporation pursuant to the above-described Notice of Funding Availability.

RESOLVED FURTHER: That in connection with the HOME Loan, the Corporation is authorized and directed to enter into, execute, and deliver a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the HOME Loan, the Corporation's obligations related thereto, and the Department's security therefore; including, but not limited to, a promissory note, a deed of trust and security agreement, a regulatory agreement, a development agreement and certain other documents required by the Department as security for, evidence of or pertaining to the HOME Loan, and all amendments thereto (collectively, the "HOME Loan Documents").

RESOLVED FURTHER: That **Tyrone Roderick Williams, Chief Executive Officer, or Michael Duarte, Chief Real Estate Officer, are** hereby authorized to execute the HOME Loan Documents, and any amendment or modifications thereto, on behalf of the Corporation.

RESOLVED FURTHER: That this resolution shall take effect immediately upon its passage.

Passed and adopted, effective as of **May 27, 2025**, by the consent of the Board of Directors of the Corporation by the following vote:

___AYES

___NAYS

___ABSTAIN

___ABSENT

Cary Catalano

Chair

CERTIFICATE OF THE SECRETARY

The undersigned, Vice Chair of the Corporation does hereby attest and certify that the **foregoing** Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said corporation which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: _____

Sophia Ramos, Vice Chair

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: May 27, 2025
AGENDA ITEM: 6d
SUBJECT: Award of General Contractor/Construction Manager (GCCM) Contract – La Joya Commons Phase II

AUTHOR: Marcos Casarez
DEPARTMENT: Administrative Services
MEMO DATE: May 22, 2025

Executive Summary

The purpose of this memo is to request approval from the Boards of Commissioners to award a General Contractor/Construction Manager (GCCM) contract for the La Joya Commons Phase II.

La Joya Commons Phase II– 1501 Clyde Fannon Road- Firebaugh, CA– APN: 007-140-20ST

On September 16, 2024, staff issued a Request for Proposal (RFP) for a General Contractor/Construction Manager (GCCM) for the La Joya Commons Phase II project. Solicitation efforts included publication in the Fresno Bee, public job walks, and the Fresno Housing’s E-procurement website.

The proposed scope of work involves the demolition and new construction of La Joya Commons II, located at 1501 Clyde Fannon Road, Firebaugh, CA 93622. The project will be developed on approximately 1.5 acres of a larger 6.0-acre site and will consist of two-story residential buildings featuring a mix of 1-, 2-, 3-, and 4-bedroom units, totaling 28 units. The deadline for questions was October 7, 2024 and the deadline for proposal responses was October 11, 2024.

Fresno Housing (FH) received multiple questions regarding the solicitation, that were answered on the Housing Agency Marketplace as addendums #1, #2, #3, #4, #5 and #6. The Agency received six (6) proposals for the La Joya Commons Phase II project. After the Contract Facilitator (CF) reviewed all six (6) proposals, it was determined that all six (6) proposers were responsive and responsible. The top three (3) proposers moved forward to the evaluation and interview rounds. The review panel included FH staff from the Real Estate Development Department.

After a comprehensive evaluation and interviews for the project, staff is recommending the following one (1) firm: Barnhart-Benson Builders be awarded the La Joya Commons Phase II project. The proposals were ranked based on the firms’ experience, capacity, fee structure, demonstrated understanding of FH’s desired goals and objectives, and economic opportunities outreach. Barnhart-Benson Builders have a good professional reputation, the experience, qualifications, and pricing that is most advantageous to the Agency.

Recommendation

It is recommended that the Boards of Commissioners award the La Joya Commons Phase II project contract to the following one (1) firm: Barnhart-Benson Builders, for an amount of \$75,000 for Pre-Construction

FRESNO HOUSING

consultancy, and an amount Not-To-Exceed (NTE) of 11.5% of the total construction costs for General Contracting Services.

It is further recommended to 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 contracts subject to satisfactory review and approval by legal counsel.

Fiscal Impact

The proposed contract with Barnhart-Benson Builders for the project of the La Joya Commons Phase II will be no greater than the Pre-Construction consultancy fee of \$75,000.00 and an amount not to exceed 11.5% of the total construction costs in the project budget and funded by various funding sources once secured for the project. Should the project not be feasible or move forward, only the pre-construction consultancy fee would be due and payable to the contractor.

Background Information

La Joya Commons Phase II at 1501 Clyde Fannon Road Firebaugh, CA 93622. The project will be developed on approximately 1.5 acer site of a larger 6.0 acer site. The construction project will fully comply with minimum construction standards to ensure both safety and long-term durability. Each residential unit will include a full kitchen equipped with Energy Star appliances such as a refrigerator, stovetop, oven, dishwasher, a larger sink, and washer and dryer hookups. The proposed single-story community building will feature a full kitchen, community room, computer lab, fitness center, and laundry facilities. Residents will benefit from onsite adult education, health and wellness programs, and skill-building classes. Outdoor amenities will include playground equipment and a basketball court.

Phase 1 includes the design of the units, individual buildings, and overall site layout. Phase 2 will add twenty-eight units across four buildings on approximately 1.5 acres of land. Selective site demolition will be necessary to connect the vehicular circulation between Phases 1 and 2, providing access to P Street. Two City of Firebaugh-standard trash enclosures will be constructed, along with a new shared laundry building. The site will also include new concrete walkways, landscaped and grass areas, four carports matching those in Phase 1 providing 24 parking stalls, and an additional 25 open parking stalls, including seven accessible spaces.

RESOLUTION NO. _____

**BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF FRESNO COUNTY, CA**

**RESOLUTION APPROVING THE CONTRACT FOR GENERAL
CONTRACTOR/CONSTRUCTION MANAGEMENT SERVICES WITH BARNHART-
BENSON BUILDERS FOR LA JOYA COMMONS PHASE II**

WHEREAS, the Housing Authority of Fresno County, California (the "Agency") seeks to expand the development and availability of permanent housing to residents in Fresno County; and,

WHEREAS, the Agency released a Request for Proposals for General Contractor/Construction Management ("GCCM") Services; and

WHEREAS, the La Joya Commons Phase II Development (the "Project") is to include approximately 28 apartment units and common areas; and

WHEREAS, the Project is located at 1501 Clyde Fannon Road, Firebaugh, CA and APN#: 007-140-20ST

WHEREAS, the Request for Proposals P24004 La Joya Commons Phase II General Contractor/Construction Management ("GCCM") Services as available on the Agency E-procurement website, advertised in the Fresno Bee and Public job walks; and,

WHEREAS, the Agency has received six (6) proposals from qualified general contractors for the La Joya Commons Phase II project; and

WHEREAS, Barnhart-Benson Builders was determined to be responsive and responsible and provided qualifications and prices that were most advantageous to the Agency, pursuant to the Agency's procurement guidelines; and

WHEREAS, the Agency desires to enter into a contract with Barnhart-Benson Builders for general contractor/construction management services for the La Joya Commons Phase II project for an amount for an amount of \$75,000.00 for Pre-Construction consultancy, and an amount Not-To-Exceed (NTE) 11.5% of the total construction costs for the work completed between the project closing and the completion of construction; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA do hereby authorize Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, Michael Duarte, Chief Real

Estate Officer, or their designee, to negotiate and execute the contract for the La Joya Commons Phase II project with Barnhart-Benson Builders and execute all documents in connection therewith.

PASSED AND ADOPTED THIS 27th DAY OF May 2025. 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

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 05/27/2025
AGENDA ITEM: 7A
SUBJECT: Housing Choice Voucher Update

AUTHOR: Brandy Woodard
Chief of Housing Voucher Programs
DEPARTMENT: HCV
MEMO DATE: 05/21/2025

Executive Summary

Staff will provide an update on Emergency Housing Vouchers

Recommendation

None currently.



Housing Choice Voucher (HCV) Updates:

Presentation by Brandy Woodard

May 27, 2025



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



What I will Cover Today:

- Emergency Housing Vouchers (EHV)



Emergency Housing Vouchers (EHVs)

- **Family Notification**

Letters were mailed on April 8, 2025, informing families that the EHV program will conclude at the end of 2025.

- **Staff Support**

Frequently Asked Questions (FAQs) were provided to staff to with guidance and communication.

- **Next Steps**

We are working closely with the Continuum of Care (CoC) to explore referral options to other supportive programs.

***Intended to serve
Individuals who are:***

- *Homeless*
- *At risk of being homeless*
- *Victims of Domestic Violence*
- *Recently Homeless*
- *High Risk of housing instability*

BOARD MEMO



TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 05/27/2025
AGENDA ITEM:
SUBJECT: Fresno Housing Operating Budget as of March 31, 2025

AUTHOR: Nicole Diaz
DEPARTMENT: Finance & Accounting
MEMO DATE: 05/22/2025

Executive Summary

The purpose of this presentation is to present an overview of Fresno Housing’s financial operating results as of March 31, 2025.



2025 Q1 Agency Financials Update

Boards of Commissioners Meeting

May 27, 2025



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



2025 Q1 Agency Financials

Income:

+ Higher Proration
for HCV Admin
Fees

- Delayed timing for
Developer fees

Expenses:

+ Staffing Vacancy
Control

| | Core | | RED | | HCV | |
|-----------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| | YTD Budget | YTD Actuals | YTD Budget | YTD Actuals | YTD Budget | YTD Actuals |
| OPERATING BUDGET | | | | | | |
| INCOME | | | | | | |
| NET TENANT INCOME | 45,000 | 30,000 | 400,412 | 393,621 | - | - |
| INTEREST INCOME | 20,226 | 12,678 | 28,517 | 3,513 | 18 | 1,584 |
| OTHER INCOME | 6,200 | 52,285 | 56,152 | 106,944 | - | - |
| ADMIN & MANAGEMENT FEE INCOME | 2,698,451 | 2,358,216 | - | - | - | - |
| DEVELOPER FEE INCOME | - | - | 450,000 | - | - | - |
| HUD GRANT INCOME | - | - | - | - | 3,253,482 | 3,433,311 |
| OTHER GRANT INCOME | - | - | 311,698 | 334,197 | - | 19,812 |
| TOTAL INCOME | 2,769,876 | 2,453,179 | 1,246,779 | 838,275 | 3,253,500 | 3,454,707 |
| EXPENSES | | | | | | |
| PAYROLL EXPENSES | 2,205,931 | 2,075,417 | 652,116 | 538,158 | 2,087,328 | 1,720,765 |
| ADMINISTRATIVE EXPENSES | 935,878 | 740,676 | 541,092 | 427,572 | 1,433,700 | 1,262,982 |
| TENANT SERVICES EXPENSES | - | 42 | 6,012 | 2,112 | 24,653 | 3,397 |
| UTILITY EXPENSES | 77,705 | 63,024 | 116,219 | 83,331 | - | - |
| MAINTENANCE EXPENSES | 175,702 | 71,942 | 112,205 | 95,890 | 27,894 | 7,189 |
| TAXES & INSURANCE EXPENSES | 19,389 | 5,232 | 14,601 | 80,556 | 996 | - |
| TOTAL EXPENSES | 3,414,604 | 2,956,334 | 1,442,245 | 1,227,619 | 3,574,571 | 2,994,332 |
| NET OPERATING INCOME | (644,727) | (503,155) | (195,466) | (389,345) | (321,071) | 460,375 |
| NON-OPERATING EXPENSES | | | | | | |
| TOTAL NON-OPERATING EXPENSES | 12,500 | 20 | 17,148 | 48,179 | - | - |
| TOTAL FINANCING EXPENSES | 23,725 | 11,822 | 24,972 | 15,000 | - | - |
| TOTAL ADJUSTMENTS & OPERATING TRANSFERS | - | - | - | - | - | - |
| TOTAL NON-OPERATING EXPENSES | 36,225 | 11,842 | 42,120 | 63,179 | - | - |
| NET INCOME | (680,952) | (514,997) | (237,586) | (452,524) | (321,071) | 460,375 |
| UNRESTRICTED NET INCOME | (680,952) | (514,997) | (277,591) | (476,701) | | |

2025 Q1 Agency Financials

Expenses:

+ Staffing
Vacancy
Control

+ Overall
Spending
under
budget

| | RES | | HI | | HSM | | Fresno Housing Authority | |
|-----------------------------------------|-----------------|----------------|----------------|----------------|------------------|------------------|--------------------------|-------------------|
| | YTD Budget | YTD Actuals | YTD Budget | YTD Actuals | YTD Budget | YTD Actuals | YTD Budget | YTD Actuals |
| OPERATING BUDGET | | | | | | | | |
| INCOME | | | | | | | | |
| NET TENANT INCOME | - | - | - | - | 2,542,987 | 2,643,504 | 2,988,399 | 3,067,125 |
| INTEREST INCOME | 4 | 115 | 7 | - | 44 | 8,393 | 48,814 | 26,283 |
| OTHER INCOME | 267,176 | 230,478 | 43,644 | 53,640 | 21,322 | 39,754 | 394,493 | 483,101 |
| ADMIN & MANAGEMENT FEE INCOME | - | - | - | - | - | - | 2,698,451 | 2,358,216 |
| DEVELOPER FEE INCOME | - | - | - | - | - | - | 450,000 | - |
| HUD GRANT INCOME | 36,099 | 12,505 | 453,838 | 373,280 | 1,050,555 | 942,262 | 4,793,974 | 4,761,357 |
| OTHER GRANT INCOME | - | - | 114,356 | 54,310 | 368,915 | 129,628 | 794,969 | 537,947 |
| TOTAL INCOME | 303,279 | 243,098 | 611,844 | 481,229 | 3,983,823 | 3,763,542 | 12,169,100 | 11,234,029 |
| EXPENSES | | | | | | | | |
| PAYROLL EXPENSES | 294,263 | 227,830 | 134,932 | 133,213 | 782,212 | 735,563 | 6,156,781 | 5,430,946 |
| ADMINISTRATIVE EXPENSES | 47,766 | 23,395 | 134,324 | 216,028 | 589,229 | 486,679 | 3,681,988 | 3,157,333 |
| TENANT SERVICES EXPENSES | 5,000 | 442 | 241,370 | 131,017 | 52,630 | 15,364 | 329,665 | 152,375 |
| UTILITY EXPENSES | - | - | - | - | 554,006 | 467,742 | 747,930 | 614,098 |
| MAINTENANCE EXPENSES | 1,375 | 404 | 6 | - | 899,821 | 678,540 | 1,217,002 | 853,965 |
| TAXES & INSURANCE EXPENSES | - | - | - | - | 239,508 | 191,964 | 274,494 | 277,752 |
| TOTAL EXPENSES | 348,403 | 252,072 | 510,632 | 480,259 | 3,117,406 | 2,575,852 | 12,407,860 | 10,486,469 |
| NET OPERATING INCOME | (45,125) | (8,974) | 101,211 | 970 | 866,417 | 1,187,689 | (238,761) | 747,560 |
| NON-OPERATING EXPENSES | | | | | | | | |
| TOTAL NON-OPERATING EXPENSES | - | - | - | - | 239,363 | 269,628 | 269,010 | 317,827 |
| TOTAL FINANCING EXPENSES | - | - | - | - | 97,170 | 67,653 | 145,867 | 94,475 |
| TOTAL ADJUSTMENTS & OPERATING TRANSFERS | - | - | - | - | - | - | - | - |
| TOTAL NON-OPERATING EXPENSES | - | - | - | - | 336,533 | 337,281 | 414,877 | 412,302 |
| NET INCOME | (45,125) | (8,974) | 101,211 | 970 | 529,885 | 850,408 | (653,638) | 335,258 |
| UNRESTRICTED NET INCOME | (45,125) | (8,974) | - | - | 409,712 | 729,906 | (593,956) | (270,766) |

HRFC Reserves with Sales Proceeds Transfer from Fresno Housing

*Note this relates to Consent Item 6b

| | |
|----------------------------------------------------------------------------|--------------|
| Cash Balance as of 12/31/2024 | 12.01 |
| 2025 Cash Inflow (Outflow): | |
| Predev Funding | (0.12) |
| Kresge Quarterly Interest Payment Wired Out | (0.02) |
| TCE Quarterly Interest Payment Wired Out | (0.04) |
| Iron Bird (Fulton Plaza) Repayments | 0.03 |
| La Joya Paydown | 0.05 |
| Mendota Esperanza Bridge Loan | (0.19) |
| Fresno 1101 Parkway-SunLodge Bridge Loan | - |
| Arthur Predev Paydown | 0.04 |
| Parlier Office Loan/Interest Payment | 0.03 |
| Net of Bank Interests Received and Bank Fees Charged, Misc Operating Items | 0.06 |
| Cash Balance as of 4/30/2025 | 11.85 |
| Net Sales Proceeds from Parkside Property | 4.00 |
| Updated Cash Balance with Transfer | 15.85 |



Questions or Comments?

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 05/27/2025
AGENDA ITEM: 7c
SUBJECT: Real Estate Development Update – Heritage Estates

AUTHOR: Michael Duarte
DEPARTMENT: Real Estate Development
MEMO DATE: 05/27/2025

Executive Summary

Staff will provide an update on the status of construction and sales for the Heritage Estates development.

Recommendation

None at this time.



Heritage Estates

A New Family Community
Board Update 5/27/25



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



Project Overview

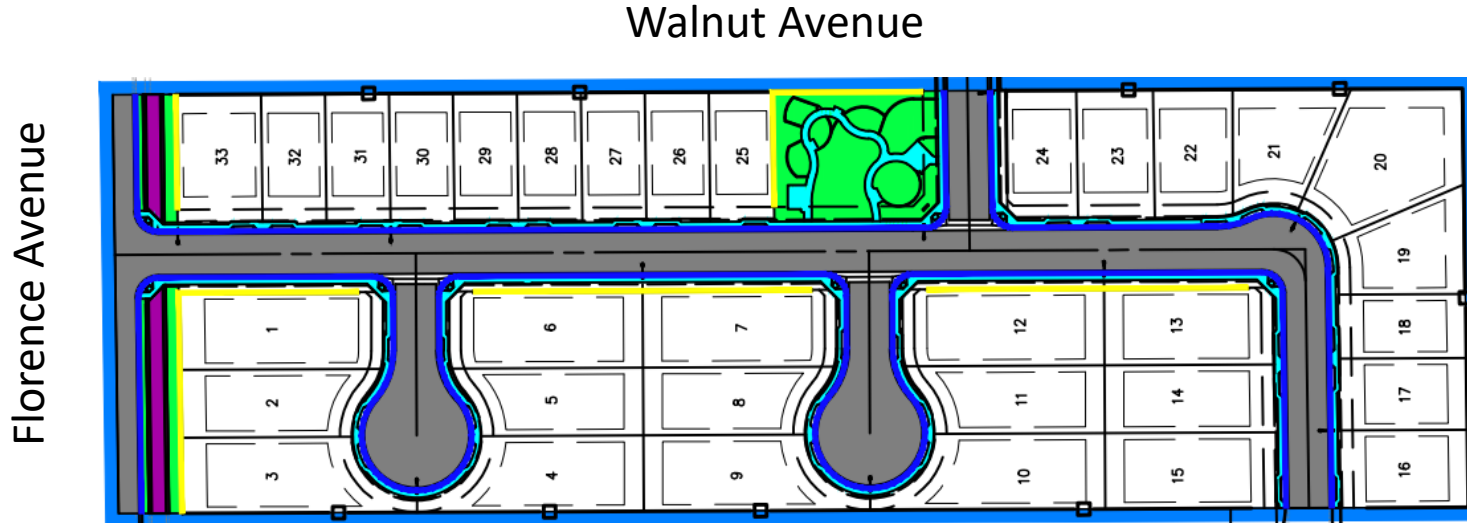
- 7.94 acres of vacant land in Southwest Fresno
- 33 Single Family Homes for Homeownership
- 3 & 4 bedroom homes
- Located less than a ½ mile from the West Fresno Campus of Fresno City College



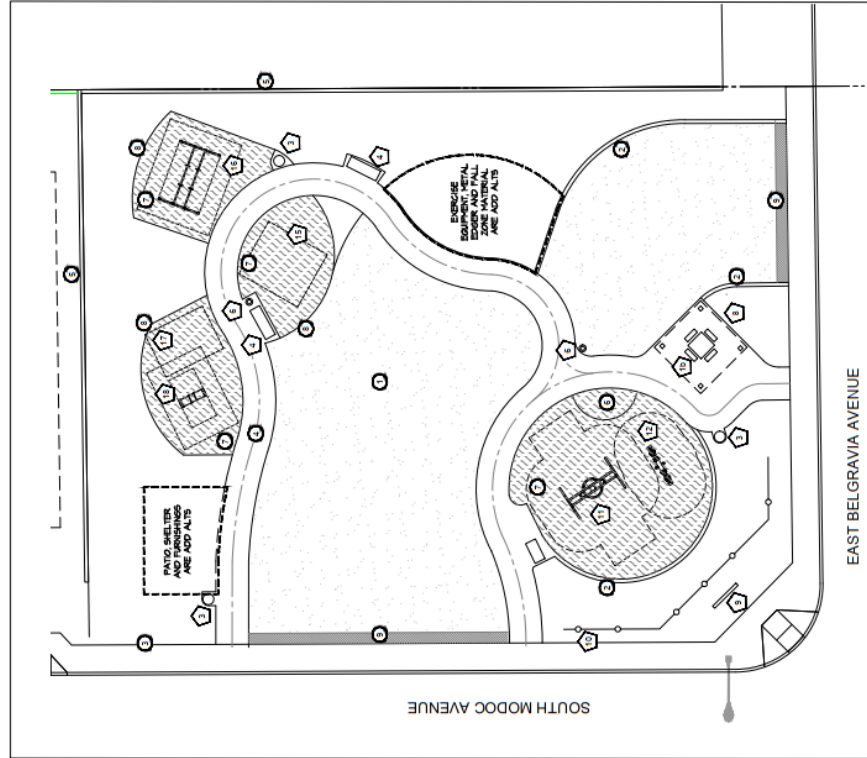
Project Overview - Aerial



Project Overview – Tract Map



Project Overview – Neighborhood Park



Project Overview – 3 Bd. 1393 Model



1393 sq. ft.
3 bedrooms
2 bathrooms



Project Overview – 4 Bd. 1606 Model



1606 sq. ft.
4 bedrooms
2 bathrooms

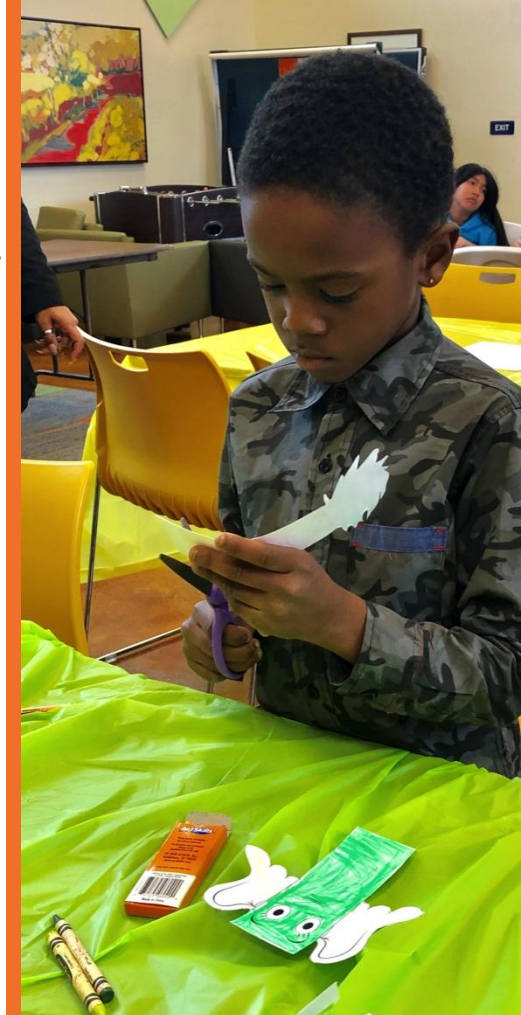


Heritage Estates Homebuyer Process



Projected Mortgage Assumptions

| AMI Level | Estimated First Mortgage (3 – 4 Bd.) | Estimated Mo. Pmt. w/Tax & Insurance |
|-----------|--------------------------------------|--------------------------------------|
| 50% | \$112,000 - \$145,000 | \$1,330 – \$1,544 |
| 60% | \$153,000 - \$192,000 | \$1,596 – \$1,853 |
| 80% | \$234,000 - \$286,000 | \$2,128 – \$2,469 |
| Market | \$357,050 - \$376,350 | \$2,940 – \$3,067 |



Project Timeline

Schedule for Heritage Estates

- | | | |
|----|----------------------------------------------------------------|----------------------------|
| 1. | Financial Closing | 06/26/2024 |
| 2. | Start of Construction | 07/29/2024 |
| 3. | Infrastructure Complete | 05/16/2025 |
| 4. | Phased Completion of Homes <i>(Appx. 6 homes per month)</i> | 08/01/2025 – 01/16/2026 |



Community Outreach and Marketing Efforts

- Fresno Housing is currently running three digital campaigns to raise awareness about affordable homeownership opportunities at Heritage Estates:
 - Display Ads (Online banners and graphics)
 - *Over 100,000 people have seen these ads so far*
 - Video Ads (Short video clips on social media and websites)
 - *Over 450 hours of video have been watched*
 - Connected TV Ads (Ads shown on smart TVs and streaming services)
 - *Watched for over 680 hours on streaming platforms like Roku, Samsung TV, and others*

Community Outreach and Marketing Efforts

- Since the May 2024 Community Meeting and launch of www.heritagestatesfresno.com survey:
 - 1,416 Interest Surveys Completed/Staff follow-up email sent
 - 650 respondents reported income within the qualifying range
 - 22 respondents have submitted official lender pre-approval letters
 - 10 applicants are actively working to complete requirements
 - 8 applicants have progressed to the waiting list and are in contract for their home

Lot 33 PSA Signed 4/10/25



Drone Progress Video 5/12/25



Aerial of Progress and Foundations



Lot 1 Roofing Install



Lots 1 thru 3 Aerial



Questions?
Thank you.

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 05/27/2025
AGENDA ITEM: 8a
SUBJECT: Authorization to Apply for Affordable Housing and Sustainable Communities Grant and Enter into a Memorandum of Understanding with City of Fresno for Sustainable Transportation Improvements – The Roos @ Fulton Forum

AUTHOR: Harkiran Kaur
DEPARTMENT: Real Estate Development
MEMO DATE: 05/21/2025

Executive Summary

The purpose of this Board memo is to request approvals from the Boards of Commissioners related to the development of an affordable housing project known as The Roos @ Fulton Forum. The requested action includes authorization to submit a funding application for the 2025 round of the Affordable Housing and Sustainable Communities (“AHSC”) grant through the California Strategic Growth Council (“SGC”) and Department of Housing and Community Development (“HCD”). The goal of the AHSC grant is to fund projects that contribute to the development of affordable housing, sustainable transit improvements, and programs that benefit uplifting disadvantaged and low-income communities.

The Roos @ Fulton Forum is proposed as the new construction of 124 multifamily affordable housing units on an approximate 0.55-acre parcel located at 1302 Fulton St, Fresno, CA, where currently lies the vacant former CVS Pharmacy (to be demolished). The project is the proposed first phase of a multi-phase mixed-income project in Downtown Fresno, California. The former CVS Pharmacy site was acquired by Fresno Housing in 2023. As the property is zoned Downtown Core, the proposed site plan for The Roos @ Fulton Forum envisions a single five-story mixed-use building that incorporates both residential units as well as retail space for commercial tenants and community space.

As of the time of the application, a Limited Partnership (LP) for The Roos @ Fulton Forum will not yet have been formed, and the Housing Authority of the City of Fresno will serve as the sole applicant. Staff plans to form the LP at a later time, in which Silvercrest Inc. will act as the Managing General Partner, and the Housing Authority of the City of Fresno will serve, through a single-purpose limited liability company, as the Administrative General Partner. Entitlement approval is expected to be received by the time of this application. The Roos @ Fulton Forum application will request up to \$35,000,000 of AHSC funds for the affordable housing development (AHD) component of the application.

A successful application for AHSC funds also requires a Sustainable Transit Improvements (STI) component with can request up to \$15,000,000, comprised of transit and transportation

FRESNO HOUSING

infrastructure improvements, which in this case will be completed by the City of Fresno, a non-applicant entity. Staff is recommending at this time that the Board authorize submission of a AHSC funding application and entry into a Memorandum of Understanding with the City of Fresno for their contribution to the STI component of said application.

Recommendation

It is recommended that the Boards of Commissioners of the Housing Authority of the City of Fresno adopt the attached resolution authorizing the submission of a AHSC funding application to facilitate the development of The Roos @ Fulton Forum; and further 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 documents in connection with the approved actions.

1. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to (a) submission of an AHSC application for the 2025 round requesting up to \$35,000,000 in Affordable Housing Development funds and up to \$15,000,000 in sustainable transit improvements, (b) submission of a 9% or 4% California Tax Credit Allocation Committee application, (c) other grants, operating subsidies and/or private loans, and such other sources identified by the Chief Executive Officer.
2. Authorize entry into a Memorandum of Understanding with the City of Fresno for their contribution to the Sustainable Transportation Improvements component of the AHSC application.
3. Authorize Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, Michael Duarte, Chief Real Estate Officer, and/or their designees to negotiate and execute documents on behalf of the Housing Authority of the City of Fresno, CA.
4. Approve execution of a standard recipient and borrower California Department of Housing and Community Development resolutions, in the substantive form attached hereto and as future updated versions may become available, if and when awarded.
5. Provide for other matters related thereto.

Fiscal Impact

There is no anticipated fiscal impact on the Agency under this Board action. Pre-development costs related to submission of the application will be paid through the approved pre-development budget.

Background Information

The Roos @ Fulton Forum is proposed as the new construction of a single five-story building containing 124 multifamily affordable housing units on an approximate 0.55-acre parcel located

FRESNO HOUSING

at 1302 Fulton St in Downtown Fresno. The parcel currently houses the vacant former CVS Pharmacy, which is to be demolished at a later time. The Roos @ Fulton Forum is the proposed first phase of a multi-phase mixed-income project in Fresno, California. The project has been designed to incorporate ground-floor retail space as well, per its Downtown Core zoning designation requirement. Fresno Housing will offer on-site resident services as well as community space for residents and community members alike.

Past Board Actions

- November 2024 – Consideration of Increase to HRFC Loan Commitment to \$750,000 in Pre-Development Funds
- November 2024 – Consideration of Entrance into a Marketing/Broker Agreement
- January 2024 – Consideration of Submission to City of Fresno’s Affordable Housing Development NOFA
- September 26, 2023 – Approval of HRFC Loan Commitment of \$300,000 in Pre-Development Funds for North Fulton
- 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



RESOLUTION NO. _____

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF FRESNO AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR FUNDING UNDER THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT’S 2025 AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIIES PROGRAM FOR THE ROOS @ FULTON FORUM AND AUTHORIZING RELATED ACTIONS

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

WHEREAS, the California Department of Housing and Community Development (“Department”) has issued a Notice of Funding Availability for the Affordable Housing and Sustainable Communities (“AHSC”) program, dated February 26, 2025, which provides funding to projects that incorporate affordable housing development and sustainable transportation improvements that benefit disadvantaged and low-income populations; and,

WHEREAS, the Housing Authority of the City of Fresno (“Authority”) is committed to the development of affordable housing and seeks to secure financing for The Roos @ Fulton Forum (“Project”), the first phase of a multi-phase development involving the construction of 124 new units and ground-floor commercial on a 0.55-acre parcel in Downtown Fresno, California; and,

WHEREAS, the Authority is the primary applicant for the Affordable Housing Development (AHD) component of the AHSC funding application, and the City of Fresno is the non-applicant entity contributing to the Sustainable Transportation Improvements (STI) components of the application; and,

WHEREAS, the Board of Commissioners of the Authority seeks to authorize submission of an application to HCD’s 2025 Affordable Housing and Sustainable Communities funding round, to include up to \$35,000,000 of affordable housing development funds and up to \$15,000,000 of sustainable transportation improvements; and,

RESOLUTION



WHEREAS, the Board also seeks to authorize entry into a Memorandum of Understanding with the City of Fresno for their contribution to the STI portion of the application for The Roos @ Fulton Forum application to HCD; and,

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA hereby authorizes Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, and/or Michael Duarte, Chief Real Estate Officer, to negotiate and execute documents in connection with the approved actions.

1. Authorize the submission of an application to the California Department of Housing and Community Development for funding under the 2025 Affordable Housing and Sustainable Communities Program, to include up to \$35,000,000 in affordable housing development and funding and up to \$15,000,000 in sustainable transportation improvements, for The Roos @ Fulton Forum Project.
2. Authorize entry into a Memorandum of Understanding with the City of Fresno for their contribution to the STI portion of the application for The Roos @ Fulton Forum application to HCD.
3. Authorize Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, Michael Duarte, Chief Real Estate Officer, and/or their designees to negotiate, execute, and deliver any and all agreements, documents, and certifications necessary or appropriate to secure the Program Award and facilitate the successful financing and development of the Project.
4. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 27TH DAY OF MAY, 2025. 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:

RESOLUTION

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

**RESOLUTION OF THE GOVERNING BODY OF
THE HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA**

AFFORDABLE HOUSING & SUSTAINABLE COMMUNITIES PROGRAM

RESOLUTION NO.: _____

The Roos @ Fulton Forum

WHEREAS, the California Department of Housing and Community Development ("Department") and the Strategic Growth Council ("SGC") have issued an Affordable Housing & Sustainable Communities Program ("AHSC" or "AHSC Program") Notice of Funding Availability, dated March 25, 2025 ("AHSC Program NOFA").

WHEREAS, The Housing Authority of the City of Fresno, a public housing authority ("Public Entity"), is applying to the Department in response to the NOFA (the "Application") and was determined to be an eligible Recipient. Based on the Application, the Department may make an award of Program funds (the "Program Award") pursuant to the conditional award letter, dated on or about December 15, 2025.

WHEREAS, Department and SGC may make a conditional commitment of AHSC Program funds to assist The Roos @ Fulton Forum (the "Project"), and such commitment made to awardees pursuant to a potential conditional award letter, dated on or about December 15, 2025 (the "Award Letter") in the following amount(s):

| AHSC Program Award Component | Amount Awarded |
|-------------------------------------|---------------------------|
| AHSC Program Loan Award | Up to \$35,000,000 |
| AHSC Program Grant Award | Up to \$15,000,000 |
| Total: | Up to \$50,000,000 |

WHEREAS, the AHSC Program Loan Award and AHSC Program Grant Award expressly identified above will hereinafter jointly be referred to as the "AHSC Program Award."

NOW, THEREFORE, IT IS RESOLVED, that the Public Entity is hereby authorized and directed to act in connection with the Program Award.

RESOLVED FURTHER: Public Entity is hereby authorized and directed to accept and incur an obligation for the Program Award. That in connection with the total amount of the Program Award, the Public Entity is authorized and directed to enter into, execute, and deliver a STD 213, Standard Agreement, and any and all other documents required or deemed necessary or appropriate to secure the Program Award from the Department and to participate in the relevant Program, and all amendments thereto (collectively, the "Program Award Documents").

RESOLVED FURTHER: Public Entity acknowledges and agrees that it shall be subject to the terms and conditions specified in the STD 213, Standard Agreement, and that the Affordable Housing Sustainable Communities Program of 2024 NOFA and the Application will be incorporated by reference therein and made a part thereof. Public Entity also acknowledges and agrees that any and all activities, expenditures, information, and timelines represented and described in the Application are enforceable through the relevant STD 213, Standard Agreement(s). Public Entity also acknowledges and agrees that Program Award funds are to be expended only on the eligible uses and activities identified in the relevant STD 213, Standard Agreement(s).

RESOLVED FURTHER: That **Tyrone Roderick Williams, Chief Executive Officer, or Tammy Townsend, Deputy Executive Director, or Michael Duarte, Chief Real Estate Officer**, are hereby authorized to execute the Program Award Documents and all amendments on behalf of the Public Entity.

CERTIFICATE OF THE SECRETARY OF THE PUBLIC ENTITY

The undersigned, **Board Chair** of the Public Entity, does hereby attest and certify that the foregoing is a true, full, and correct copy of a resolution that was duly adopted by the Corporation's governing body on May 27, 2025 and that the resolution has not been altered, amended, modified, repealed, rescinded, or annulled.

DATE: _____

Cary Catalano, Secretary

NOTICE AND INSTRUCTIONS

1. Notice. The Department is providing this template Authorizing Resolution as informational guidance only. This language and the table may require modification and customization in order to accurately reflect your entity and/or your entity's participation in the relevant Program(s). Accordingly, the Department encourages each entity to consult with professional legal counsel during the development of its own formal, legally binding statement that it is authorized to participate in the relevant Program(s). Please note, however, that any limitations or conditions on the authority of the signatory or signatories to execute the Program Award Documents may result in the Department rejecting the Authorizing Resolution.

2. Accuracy, Verification. The Department will verify that this Authorizing Resolution comports with the legal authority of the entity's governing body. The entity must timely notify the Department, in writing, of any factors that limit its ability to provide an Authorizing Resolution which is materially consistent with this template.

3. Authorized Signatory or Signatories, Designee. As a public entity, the entity may designate an authorized signatory by identifying only the title of that individual. The entity may authorize multiple signatories, so long as there is clarifying language as to whether the signatories are authorized to execute the Program Award Documents individually or collectively. In addition, the entity may authorize a designee of the authorized signatory to execute the Program Award Documents. In such case, the entity must append a supporting document (e.g., memorandum, meeting notes of official action), which indicates the name and title of the designee who is authorized to legally bind the entity.

4. Certification of Authorizing Resolution. The individual who certifies the Authorizing Resolution cannot also be authorized to execute the Program Award Documents on behalf of the entity.