



January 2026 - Joint Meeting of the Boards of Commissioners of Fresno Housing

Tuesday, January 27, 2026

5:00pm

1260 Fulton Street

Second Floor - Mosaic Room

Fresno, CA 93721



Meeting Book - January 2026 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 names 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 - Tyrone Roderick Williams

b. Commissioner's Report

6. Consent Agenda

a. Consideration of the Minutes of Previous Joint Board Meeting

December 9, 2025 Minutes of the Joint Board

b. Consideration of Omnibus Closing Resolution - Avalon Commons II

Board Memo: Avalon Commons Phase II Closing Omnibus
City Resolution: Avalon Commons Phase II Closing Omnibus
Exhibit A - Development Ownership Organizational Chart
Exhibit B - Site Plan
Exhibit C - Sources & Uses
Exhibit D - Operation Budget
Exhibit E - 15 Year Proforma

c. Consideration of the Submission of the Section 8 Management Assessment Program Certification

Board Memo: SEMAP Ratings Board Certification Memo (City)
Board Memo: SEMAP Ratings Board Certification Memo (County)
City Resolution: 2025 SEMAP
County Resolution: 2025 SEMAP

7. Information Item

a. Celebrating Resident Success: Resident Empowerment Spotlight

Board Memo: Resident Success Spotlight
Board Presentation: Resident Success Spotlight

b. Real Estate Development Update

Board Memo: Real Estate Development Update
Board Presentation: Real Estate Development Update

c. Housing Choice Voucher Program Update

Board Memo: Housing Choice Voucher Update

Board Presentation: Housing Choice Voucher Update

8. CLOSED SESSION

a. CONFERENCE WITH LABOR NEGOTIATORS Pursuant to
Government Code Section 54957.6

Agency Designated Representatives: Tyrone Roderick Williams, Jeff
Cardell, Michael Duarte, Marc' Bady Employee Organization: Service
Employees International Union (SEIU), Local 521

9. Action

a. Declaration of Surplus Property and Recommendation for
Disposition: Roosevelt Property

Board Memo: Declaration of Surplus Land
City Resolution: Declaration of Surplus Land

b. Consideration of the Memorandum of Understanding with
Service Employees International Union (SEIU), Local 521

Board Memo: Adoption of MOU with SEIU
City Resolution: Adoption of MOU with SEIU
County Resolution: Adoption of MOU with SEIU

10. Adjournment

CEO REPORT

TO: Boards of Commissioners
Fresno Housing Authority

FROM: Tyrone Roderick Williams
Chief Executive Officer

SUBJECT: CEO Report

DATE: January 23, 2026

BOARD MEETING: January 27, 2026

AGENDA ITEM: 5. a.

AUTHOR: Tyrone Roderick Williams

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

Fresno Housing CEO Tyrone Roderick Williams, was named a GV Wire “Difference Maker of 2025.” GV Wire’s 2025 Difference Makers spotlight individuals and organizations whose work is redefining what service, leadership, and impact look like in the region — from nonprofit executives and educators to advocates, artists, entrepreneurs, first responders, and young people finding their voice. We are proud to see Fresno Housing’s work to keep people housed and expand affordable housing options recognized.

Journey Home Shelter Closure

On Wednesday, December 31st the Journey Home Shelter ceased operations. Fresno Housing staff worked with Turning Point, the shelter operator, to ensure a concerted effort to have resident’s exit to alternative housing options. No residents returned to the streets.

Federal Housing Budget

On Thursday, January 22, Congress overwhelmingly passed the final appropriations bills on a strong bipartisan basis, which included increased funding for HUD. The bill is expected to pass the Senate next week before funding expires on January 31, 2026. The bill provides \$77.3 billion for HUD in FY 2026, an increase over FY 2025, which was funded through a year-long continuing resolution. The bill increases

funding for the Housing Choice Voucher program, Project-Based Rental Assistance (PBRA), Family Self-Sufficiency (FSS) program and Homeless Assistance Grants, while maintaining level funding for HOME, CDBG, ROSS, and the Public Housing Capital Fund. It reduces funding for the Public Housing Operating Fund.

State Housing Budget

The California's Governor's budget for affordable housing involves significant state funding through programs like the Low-Income Housing Tax Credit (\$500M), Homeless Housing Assistance (HHAP - \$500M), and the Multifamily Housing Program, alongside a proposed \$10 billion housing bond for more units and renter aid. The legislature will also be reviewing the budget and could make adjustments.

Real Estate Department - Development Projects Overview

Name of Property	Status/Type	Address	Total Units	Percent Complete
Heritage Estates (<i>fka Florence & Plumas</i>)	Home Sales Ongoing	146 E. Florence Ave. Fresno, CA	33	99.63%
The Mosaic @ The Mural District	Under Construction	1840 Broadway Fresno, CA	25	77%
Cordillera Commons Phase I (<i>fka San Joaquin Commons</i>)	Pre-Development HCD HOME Awarded	Corner of West Colorado Avenue & 5th Street, San Joaquin, CA 93660	51	N/A
Davu Villave/Parkside Inn/Golden State Triage	Pre-Development City of Fresno CDBG/HOME-ARP Awarded CTCAC Awarded	1415 W. Olive Avenue, Fresno	63	N/A
The Roos @ Fulton Forum	Pre-Development IIG-C Contingent Award City of Fresno RFP Pending	1302 Fulton Street, Fresno	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 Awarded	7521 N. Chestnut Ave. Fresno, CA	45	N/A
135 Osmun	Pre-Development City of Clovis PLHA Awarded TOD Awarded	135 Osmun Clovis, CA	47	N/A
La Joya Commons Phase II (<i>fka</i>	Pre-Development HCD SuperNOFA Awarded	1501 Clyde Fannon Road Firebaugh, CA	28	N/A

<i>Firebaugh Family)</i>				
Garland Gardens	Pre-Development CTCAC Awarded City of Fresno NOFA Pending	3726 N. Pleasant Fresno, CA	51	N/A
Herndon/Hayes	Pre-Development City of Fresno RFP Pending	Herndon/Hayes Fresno, CA	TBD	N/A
Kerman Parcels	Pre-Development In Concept Design	Vineland/Whitesbridge Kerman, CA	TBD	N/A
California Avenue Neighborhood	Pre-Development Planning CNI Planning Awarded	Southwest Fresno - TBD	TBD	N/A

Project Highlights

All 33 homes for Heritage Estates have received final City approvals and home sales are ongoing.

Resident Empowerment

Safety Education Workshop

Residents participated in a comprehensive safety education workshop in collaboration with local law enforcement and property management. The workshop addressed community specific safety concerns and provide practical guidance on personal safety, crime prevention, and situational awareness. Topics included recognizing and reporting suspicious activity, securing homes and vehicles, safe use of shared spaces, emergency preparedness, and strategies to reduce the risk of becoming a victim of crime. Workshops were held at Promesa Commons, Villages at Broadway, Villages at Paragon, The Arthur and Renaissance at Alta Monte.

Fresno County Public Library

This month, Fresno County Public Libraries shared information with the community about the wide range of free resources they offer, including books, eBooks, audiobooks, movies, music, and digital tools for all ages. The libraries also highlighted available programs such as story time, literacy support, homework assistance, and job and career resources. For residents at Bridges at Florence and Monarch, a library representative provided a brief orientation with a focus on senior-friendly resources, assisted with library card sign-ups, shared information about nearby branches and upcoming digital literacy classes at the West Fresno Branch, answered questions, and helped residents set up the library app on their devices.

Property Management

FRESNO HOUSING PORTFOLIO - MANAGED ASSETS, 12/01/2025-12/31/2025			
	Total No. of Units	Total Vacant	Current Occupancy
CITY OF FRESNO			
City of Fresno	1453	68	94.83%
COUNTY OF FRESNO			
County of Fresno	1265	45	96.12%
COUNTY OF FRESNO - SEASONAL			
Seasonal Properties	194	133	31.44%
Hold/In Construction	0	0	100%

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

Tuesday, December 9, 2025

5:00 PM

The Boards of Commissioners of the Housing Authority of the City of Fresno and Housing Authority of Fresno County (Collectively “Fresno Housing” or “Agency”) met in a regular joint session on Tuesday, December 9, 2025, at 1260 Fulton Street, Second Floor Mosaic Conference Room, Fresno, CA 93721. The public was able to join in person and via Zoom.

1. Call to Order

The regular joint meeting was called to order at 5:01 PM by Chair Catalano. Roll call was taken and the Commissioners were present and absent as follows:

COUNTY PRESENT:

Cary Catalano, Chair
Sophia Ramos, Vice Chair
Kyle Chaney, Commissioner
John Valdez, Commissioner
Yvonne Dickson, Commissioner
Jacklyn Heinrich, Commissioner
Valori Gallaher, Commissioner

COUNTY ABSENT: None

CITY PRESENT:

Sharon Williams, Chair
Emogene Nelson, Vice Chair
Ruby Yanez, Commissioner
Paul Idsvoog, Commissioner
Richard Burrell, Commissioner
Michelle Vang, Commissioner

CITY ABSENT: Isaiah Green, Commissioner

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Action Minutes: 12.9.25
Minutes Adopted:

Also in attendance: Craig Armstrong, General Counsel and Tyrone Roderick Williams, Chief Executive Officer

2. APPROVAL OF THE AGENDA AS POSTED

Chair Catalano called for approval of the agenda as presented. There were no corrections or additions noted.

CITY MOTION: Commissioner Idsvoog moved, seconded by Commissioner Vang to approve the agenda as posted.

MOTION PASSED: 6-0

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

MOTION PASSED: 7-0

There were no public comments.

3. PUBLIC COMMENT AND PRESENTATIONS

There were no public comments.

4. POTENTIAL CONFLICT OF INTEREST

There were no potential conflicts of interest.

5. CLOSED SESSION

The Boards entered into closed session to discuss the following items:

- a. Conference with Labor Negotiators (Gov. Code § 54957.6)
- b. Conference with Real Property Negotiators (Government Code Section § 54956.8)

The Boards reconvened in open session at approximately 5:27PM.

General Counsel reported there was no reportable action.

6. GOVERNANCE MATTERS

- a. CEO's Report – Presented by Tyrone Roderick Williams, CEO.
Mr. Williams reported the following:
 - The artwork displayed in the meeting room was created by youth residents from Parc Grove Commons, Blossom Trail Commons, and Cueva de Oso Commons, reflecting the Agency's commitment to resident engagement and holiday celebration.
 - Appreciation was expressed to the Boards for their patience, confidence, and support throughout a challenging year. The resilience of staff was acknowledged, along with the Agency's continued commitment to transparency, accountability, and responsiveness to Board direction.
 - Fresno Housing's participation in Focus Forward Magazine was highlighted, noting that for the first time in the program's ten-year history, a Fresno Housing employee was selected for the feature. Recognition was given to the staff member whose story of resilience and service to survivors of domestic violence appears on pages 16–17 of the publication.
 - Thanks were extended to Commissioners and staff who participated in Thanksgiving celebrations across multiple sites. Upcoming events were also announced, including a staff holiday tailgate celebration on Friday, December 13, 2025, from 12:00–1:00 PM at the Executive Offices parking lot; and the 26th Annual Downtown Fresno Christmas Parade on December 13, 2025, beginning at 6:30 PM along Fulton Street.
 - Completion of the Sherwin-Williams Painting Certification Program was reported, with 13 participants successfully completing the program and two participants already securing employment. The Resident Empowerment Team was commended for its efforts.
 - It was reported that the CEO has been asked to serve on a Governor-appointed task force representing public housing authorities as part of the formation of the State Housing and Homelessness Agency, a new state entity approved by the Legislature and expected to begin operations in June 2026.
 - Fresno Housing is hosting a Governor's Office workshop on the state board appointment process was announced for December 10, 2025, at 5:30 PM at Alegre Commons, with an additional session held earlier that day by the Central Valley Community Foundation.
 - The City of Fresno's planned groundbreaking for the North Fulton Street Parking Structure on December 15, 2025, at 10:00 AM was reported. The project is expected to support future housing development on the Agency's existing surface parking lot.
 - Confirmation was provided that the Journey Home Shelter will cease operations on December 31, 2025. Staff are working closely with Turning Point to support resident transitions to alternative housing options, consistent with the Agency's strategy to convert interim shelters into permanent supportive housing.
 - Mr. Williams concluded with thanks to staff across departments, including Information Technology and administrative teams, for their efforts supporting holiday programming, Agency operations, and year-end activities.

Public comment: During the CEO's Report, a member of the public asked questions regarding the closure of interim shelter facilities and the transition of residents to alternative housing.

Response: Mr. Williams clarified that Fresno Housing's strategy is to transition interim shelters into permanent supportive housing and that staff are working with service providers to support residents with housing transitions.

b. Board Officers Elections - Housing Authority of the City of Fresno:
Presented by Craig Armstrong - General Counsel

General Counsel conducted the election of officers for the Housing Authority of the City of Fresno for the upcoming two-year term. It was noted that nominations were made at the prior meeting in October and that the election was uncontested.

CITY MOTION: Commissioner Idsvoog moved, seconded by Commissioner Vang to elect the following officers:

- Chair: Sharon Williams
- Vice Chair: Emogene Nelson

MOTION PASSED: 6-0

Chair Williams and Commissioner Nelson thanked the Board.

There were no public comments.

c. Commissioners Report

- Commissioner Yanez shared information regarding a Santa Village holiday event scheduled for December 13, 2025, to be held at Gaston Middle School from 12:00 PM to 4:00 PM. She noted that flyers are available throughout Southwest Fresno and encouraged families to attend.

There were no public comments.

7. CONSENT AGENDA

Chair Catalano asked whether any Board member or member of the public wished to pull an item from the Consent Agenda. No items were pulled for discussion or comment.

CITY MOTION: Commissioner Yanez moved, seconded by Commissioner Vang to approve the Consent Agenda as presented.

MOTION PASSED: 6-0

COUNTY MOTION: Commissioner Gallaher moved, seconded by Commissioner Ramos to approve the Consent Agenda as presented.

MOTION PASSED: 7-0

8. INFORMATION ITEMS

a. 2025 Agency Goals Update - Presented by Tyrone Roderick Williams, CEO

Mr. Williams presented the final quarterly update on the Agency's 2025 Goals, noting this was the fourth and final goals update of the year summarizing progress across fourteen agency goals, highlighting accomplishments related to affordable housing development, resident empowerment, community engagement, workforce development, customer service improvements, financial strategy, and operational efficiency. Key highlights included:

- Progress toward the goal of developing 250 units of affordable housing, with 134 units completed to date and additional units under construction, positioning the agency to approach the two-year target.
- Continued engagement with residents and community partners across multiple developments.
- Ongoing capital improvements and safety upgrades throughout the housing portfolio.
- Expanded resident empowerment efforts, including workforce training, scholarships, and educational support.
- Significant growth in participation in the Family Self-Sufficiency Program, increasing from 47 to 115 participating families.
- Continued efforts to recover and reduce Housing Choice Voucher landlord overpayments.
- Advancement of long-term financial strategies, including property sales and execution of a \$10 million loan agreement with The California Endowment.

Mr. Williams emphasized that the Agency's goals are closely aligned with budget priorities and reflected the collective efforts of staff across departments.

Public comment: A member of the public asked questions related to the Family Self-Sufficiency Program. Staff clarified that escrowed funds are protected and not used for agency budget purposes.

b. Real Estate Development Update – Christina Stokes – Johnson, Director of Real Estate Development, reported:

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- Since the previous Board meeting, Heritage Estates Homeownership sales increased, three homes were sold, bringing the total to eight homes sold. Sale prices and net proceeds were reported for each transaction.
- The second-round tax credit application for Davu Village, previously placed on the waitlist, has now been recommended for funding award. The project will convert the former Golden State Triage Shelter site into permanent housing, including adaptive reuse of the existing structure and new construction. Construction is anticipated to begin in May 2026.

Note: Mr. Williams added that the transition of interim shelters to permanent housing reflects the Agency's stated commitment and long-term housing strategy.

There were no public comments

c. Approval of the 2026 Agency Budget – Nicole Diaz, Director of Finance and Accounting, presented the following updates:

- The 2026 budget development process began in August and reflects year-long financial discussions.
- The budget assumes continued uncertainty in federal funding, including 80% proration of HCV administrative fees, with the understanding that material changes would be brought back to the Board.
- The Agency will begin fiscal year 2026 with eight vacant positions, with recruitment ongoing and staffing needs continually evaluated.
- The proposed 2026 Operating Budget reflects a balanced budget, with an estimated surplus of \$35,340.

Note: Mr. Williams commended staff for months of intensive work to reduce an earlier projected deficit of more than \$2 million, noting that cost controls, vacancy management, and departmental collaboration allowed the Agency to reach a balanced budget without layoffs.

Upon conclusion of discussion, the Boards approved the 2026 Operating Budget.

CITY MOTION: Commissioner Vang moved, seconded by Commissioner Yanez to approve the 2026 Agency budget.

MOTION PASSED: 6-0

COUNTY MOTION: Commissioner Chaney moved, seconded by Valdez to approve the 2026 Agency Budget.

MOTION PASSED: 7-0

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Action Minutes: 12.9.25
Minutes Adopted:

9. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners of the Housing Authority of the City of Fresno and Housing Authority of Fresno County, the meeting was adjourned at approximately 6:17pm

Tyrone Roderick Williams, Secretary to the Boards of Commissioners

BOARD MEMO



TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 01/27/2026
AGENDA ITEM: 6b
SUBJECT: Avalon Commons Phase II – Omnibus Closing Development & Financing Resolution

AUTHOR: Harkiran Kaur
Project Manager
DEPARTMENT: Real Estate Development
MEMO DATE: 01/18/2026

Executive Summary

On February 25, 2025, the Board of the Housing Authority of the City of Fresno authorized Fresno Housing (“FH”) staff to submit a Low-Income Housing Tax Credit (“LIHTC”) application to the California Tax Credit Allocation Committee (“CTCAC”) to acquire financing for the Avalon Commons Phase II development. FH was successful in its application and received a reservation for tax credits in June of 2025. Avalon Commons Phase II (the “Project”) is a new construction development, consisting of 44 multifamily low-income units, targeting income levels ranging from 30% to 60% AMI, and one manager’s unit on an approximate 2.39-acre parcel (APN: 404-071-51) at 7521 N Chestnut Ave, Fresno, CA 93720. The Project is the second phase of the existing Avalon Commons Phase I development, with which it shares a community building, dog park, and basketball court, and will be managed by the same third-party property manager of Phase I, GSF Properties, Inc. Of the 44 units, 16 of the new construction units will serve as the transfer site for residents from Fairview Heights under the Rental Assistance Demonstration (“RAD”) program, as approved by HUD. The remaining 28 units will receive Project-Based Voucher subsidy, also approved by HUD on December 12, 2025.

On March 13, 2023, the Fresno Avalon Commons Phase II, LP (“Partnership”) was formed to aid in the development of the Project. The Partnership will be the owner of the Project throughout construction and operations. The Partnership is comprised of PNC Bank, Silvercrest, Inc., and the Housing Authority of the City of Fresno (“HACF”). HACF will serve as the sole member of the Fresno Avalon Commons Phase I AGP, LLC, the Administrative General Partner, and Silvercrest, Inc. will serve as the Managing General Partner. For reference, the organizational chart for the Partnership is shown on Exhibit A. The HACF has previously committed up to \$3,000,000 on February 25, 2025 from Housing Relinquished Fund Corporation in order to enhance the competitiveness of the project. The Project’s current financing plan only utilizes \$1,000,000 in approved HRFC funds for permanent and construction financing. Staff is requesting authorization and flexibility to utilize up to \$1,500,000 in HRFC funds if needed.

Staff is recommending that the Board adopt the attached resolution, drafted by our affordable housing finance counsel, Ballard Spahr LLP, and as required by our equity lending partners, in order to finalize the closing of the Project on or about March 16, 2026. The resolution authorizes the execution and delivery of documents, the admission of certain partners to the Partnership, and the execution of such documents to implement project financing by the Housing Authority of the City of Fresno, on behalf of

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and in the capacity as the Administrative General Partner of the partnership, in connection with the financing, development, and operation of the Avalon Commons Phase II development, and providing for other matters related thereto including:

1. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee to execute documents on behalf of the Housing Authority of the City of Fresno, in the name of the Administrative General Partner of the Fresno Avalon Commons Phase II, LP; and
2. Authorize GSF Properties, Inc. as the management agent of the Project; and
3. Authorize staff to take any additional actions necessary to carry out the intent of this resolution and support the new construction of the Avalon Commons Phase II development; and
4. Provide for other matters related thereto.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno adopt the attached resolutions, authorizing the execution and delivery of documents in the name of the Administrative General Partner and in the name of the Partnership, in connection with the financing, development, and operation of the Project, authorizing the lending and the borrowing of money, and providing for other matter related thereto, and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connection with the approved actions.

Fiscal Impact

The fiscal impact includes FH investments outlined below along with other leveraged investments from various funding partners. Additionally, FH will earn a developer fee of approximately \$2,500,000. The project's total construction and permanent sources amounts to \$33,455,525.

Table 1: Construction Sources of Finance - Total \$33,455,525

Source	Amount	Description
Construction Bank Loan (est.)	\$8,542,000	23-month term at 8.29% interest rate
Equiity Bridge Loan	\$13,124,423	23-month term at 7.84% interest rate
HACF Capital Funds Contribution	\$3,000,000	23-month term at 3% interest rate
HRFC Loan	\$1,000,000	23-month term at 4% interest rate
City of Fresno LHTF Loan	\$3,000,000	23-month term at 3% interest rate
City of Fresno LHTF Accrued Deferred Interest	\$104,496	N/A
City of Fresno CDBG Loan	\$1,243,000	23-month term at 2% interest rate
City of Fresno CDBG Accrued Deferred Interest	\$32,762	N/A

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Source	Amount	Description
Costs Deferred Until Conversion	\$1,682,527	N/A
Investor LP Contribution	\$1,726,217	N/A

Table 2: Permanent Sources of Finance – Total \$33,455,525

Source	Amount	Description
Permanent Bank Loan	\$8,542,000	17-year term, 30-year amortization at 6.98% interest
HACF Capital Funds Contribution	\$3,000,000	55-year amortization at 3.0% interest
HRFC Loan	\$1,000,000	55-year amortization at 4.0% interest
City of Fresno LHTF Loan	\$3,000,000	55-year amortization at 3.0% interest
City of Fresno LHTF Accrued Deferred Interest	\$104,496	N/A
City of Fresno CDBG Loan	\$1,243,000	55-year amortization at 2.0% interest
City of Fresno CDBG Accrued Deferred Interest	\$32,762	N/A
GP Capital Contributions	\$100	N/A
Investor LP Contributions	\$16,533,167	Tax Credit Equity from PNC Bank

Background Information

Avalon Commons Phase II is to be located at 7521 N. Chestnut Avenue in Fresno on approximately 2.39 acres. The project site is located in an area of high demand and opportunity. The property was acquired by the Housing Authority of the City of Fresno, California in December 2020 for \$2,800,000. The current Phase II site plan envisions a 45-unit development with approximately 3,492 square feet of community space, which is shared with the existing Phase I development. The development is proposed to include (8) one-, (21) two-, and (16) three- bedroom units.

Attachments

- Exhibit A – Organizational Chart
- Exhibit B – Site Plan
- Exhibit C – Sources & Uses
- Exhibit D – Operation Budget
- Exhibit E – 15 Year Proforma

RESOLUTION NO. _____
BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA

A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS, THE ADMISSION OF CERTAIN PARTNERS TO FRESNO AVALON COMMONS PHASE II, LP (“PARTNERSHIP”) AND THE EXECUTION OF SUCH DOCUMENTS TO IMPLEMENT PROJECT FINANCING BY THE HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA ON ITS OWN BEHALF AND IN ITS CAPACITY AS THE MANAGER AND SOLE MEMBER OF FRESNO AVALON COMMONS PHASE II AGP, LLC, THE ADMINISTRATIVE GENERAL PARTNER OF THE PARTNERSHIP, IN CONNECTION WITH THE FINANCING, DEVELOPMENT AND OPERATION OF THE AVALON COMMONS PHASE II PROJECT, AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

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

WHEREAS, the Authority is authorized, among other things, to enter into partnership and operating agreements and to make loans to partnerships to finance, plan, undertake, construct, acquire and operate housing projects; and

WHEREAS, the Authority has agreed to facilitate the acquisition and development of approximately 2.39 acres located at 7521 North Chestnut Avenue, Fresno, Fresno County, California, which site consists of the parcel of land with designated APN Number 404-071-51 (collectively, the “**Property**”), for the purposes of acquiring and constructing a forty-five (45) unit low income multifamily residential project to be generally known as “Avalon Commons Phase II”, including forty-four (44) low-income housing tax credit units, one (1) manager’s unit, a community building, and a laundry building (collectively, the “**Project**”); and

WHEREAS, the U.S. Department of Housing and Urban Development (“**HUD**”) has authorized the Authority’s participation in its Rental Assistance Demonstration Program (“**RAD**”) and the conversion of certain developments from public housing to Section 8 project-based voucher assistance. In accordance with the RAD program requirements, the Project will be subject to certain long-term affordability restrictions imposed by HUD which shall be superior to all other financing documents; and

WHEREAS, the Project will benefit from financial assistance from HUD in accordance with a RAD Conversion Commitment for the Project, which will include sixteen (16) conversion units located at Fairview Heights Terrace (the “**RAD Units**”) and twenty-eight (28) units will receive non-RAD project based vouchers (the “**PBV Units**”), and will be subject to certain restrictions contained in a Rental Assistance Demonstration Use Agreement as herein described; and

WHEREAS, the Authority has entered into an Operating Agreement dated as of July 7, 2023, pursuant to which the Authority is the manager and sole member of Fresno Avalon Commons

Phase II AGP, LLC, a California limited liability company (the “**Administrative General Partner**”), and the Authority filed Articles of Organization with the California Secretary of State on March 9, 2023; and

WHEREAS, the Administrative General Partner, together with Silvercrest, Inc., entered into an Agreement of Limited Partnership dated as of July 7, 2023, pursuant to which the Administrative General Partner is the “**Administrative GP**” and Silvercrest, Inc. is the “**Managing GP**” (collectively the “**General Partners**”), and Silvercrest, Inc. is the “**Limited Partner**” of Fresno Avalon Commons Phase II, LP, a California limited partnership (the “**Partnership**”), and also filed a Certificate of Limited Partnership with the California Secretary of State on March 10, 2023; and

WHEREAS, the Administrative General Partner, Silvercrest, Inc., as managing general partner (the “**Managing General Partner**”) and as withdrawing limited partner, PNC Bank, National Association, a national banking association, as investor limited partner (the “**Investor Limited Partner**”), and Columbia Housing SLP Corporation, an Oregon corporation, as special limited partner (the “**SLP**” and, together with the Investor Limited Partner, the “**Limited Partners**”), will enter into an Amended and Restated Agreement of Limited Partnership of Fresno Avalon Commons Phase II, LP; and

WHEREAS, the Authority did or will sell the Property to the Partnership, and the Partnership did or will acquire the Property and develop the Project; and

WHEREAS, the Partnership will finance the cost of acquiring and developing the Project with numerous sources of funds, projected to include an estimated equity investment of approximately \$16,533,167 from the Investor Limited Partner eligible to benefit from federal low-income housing tax credits allocated to the Project under Section 42 of the Internal Revenue Code; a construction and/or permanent loan from PNC Bank, National Association, a national banking association (“**PNC**”) in an approximate amount not to exceed \$8,542,000 and a bridge equity loan from PNC in an approximate amount not to exceed \$13,124,423 (together, the “**PNC Loans**”); construction and permanent financing from the Authority in an amount not to exceed \$3,000,000 (the “**HACF Loan**”); construction and permanent financing from the City of Fresno, California (the “**City**”) through the City Local Housing Trust Fund Program in an amount not to exceed \$3,000,000 (the “**City LHTF Loan**”); construction and permanent financing from the City through the Community Development Block Grant Program in an amount not to exceed \$1,243,000 (the “**City CDBG Loan**”); and construction and permanent financing from the Housing Relinquished Fund Corporation, a California non-profit public benefit corporation (“**HRFC**”) in an amount not to exceed \$1,500,000 (the “**HRFC Loan**”) (collectively, the “**Project Financing**”); and

WHEREAS, to further support the Project Financing, the Partnership may enter into interest rate swaps, caps, collars, floors or any similar transactions from time to time for interest rate hedging or management purposes in relation to assets or liabilities of the Partnership or those of its affiliates (each, a “**Swap Transaction**”); and

WHEREAS, the Authority intends to act as the developer of the Project, the sole member and manager of the Administrative General Partner and guarantor of certain obligations connected with the Project; and

WHEREAS, the Authority wishes to ratify and confirm all actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution and to authorize such actions subsequent to the date hereof; and

WHEREAS, the Authority is authorized to delegate to one or more of its agents and employees such powers as it deems proper;

NOW, THEREFORE, BE IT RESOLVED:

1. **Development Services.** The Chief Executive Officer, Tyrone Roderick Williams, the Deputy Executive Director, Michael Duarte, or their respective designees (each, an “**Authorized Officer**” and, collectively, the “**Authorized Officers**”), and each of them acting alone, are authorized and directed to enter into a Development Agreement with the Partnership and to execute such other documents and take such other actions as necessary to fulfill the Authority’s intended functions as developer of the Project (including any subcontracts with respect thereto).
2. **General Partner Function.** The Authorized Officers, and each of them acting alone, are authorized and directed to cause the Authority, in its capacity as manager of the Administrative General Partner, to take all actions and execute all documents necessary for the Administrative General Partner to carry out its function as administrative general partner of the Partnership, including without limitation by execution of the Amended and Restated Agreement of Limited Partnership of the Partnership and any amendment thereto in furtherance of such admissions; provided further, that in such capacity, the Authority is authorized and directed to cause the Administrative General Partner to approve the admission of the Limited Partners to the Partnership.
3. **Approval of Partnership Documents.** The Authority has been presented with drafts of the documents listed in Exhibit A under the heading “Partnership Documents” (the “**Partnership Documents**”) in connection with the Partnership and the Project, which documents are on file with the Authority’s Secretary. The Authorized Officers, and each of them acting alone, are authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, the Partnership Documents substantially in the form on file with the Authority; *provided however*, any Authorized Officer may approve on the Authority’s behalf or as the manager of the Administrative General Partner any further changes to the draft Partnership Documents, including material changes, and such Authorized Officer’s signature on the final Partnership Documents shall be construed as the Authority’s approval of such changes. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner or as the manager of the Administrative General Partner of the Partnership to carry out the transactions contemplated by the Partnership Documents.
4. **Approval of HUD Documents.** The Authority has been presented with drafts of the documents listed in Exhibit A under the heading “HUD Documents” (the “**HUD Documents**”) in connection with the Partnership and the Project, which documents are on file with the Authority’s Secretary. The Authorized Officers, and each of them acting alone, are authorized on behalf of the

Authority acting on its own behalf or as manager of the Administrative General Partner to execute and deliver the HUD Documents and all documents deemed necessary to appropriate to obtain HUD approval related to the Project, including without limitation, a use agreement in order to maintain and operate the Project in accordance with the RAD program for which the Partnership will be provided a subsidy funded with money received from HUD pursuant to a Project-Based Section 8 Housing Assistance Payments Contract; *provided however*, any Authorized Officer may approve on the Authority's behalf or as the manager of the Administrative General Partner any further changes to the draft HUD Documents, including material changes, and such Authorized Officer's signature on the final HUD Documents shall be construed as the Authority's approval of such changes. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority or the Partnership to carry out the transactions contemplated by the HUD Documents.

5. **Approval of Loan Assembly Activities.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as manager of the Administrative General Partner to execute, deliver and/or file (or cause to be delivered and/or filed) all documents deemed necessary or appropriate to assemble the Project Financing, including without limitation, construction, permanent and third party loan applications, tax credit applications, and any and all other documents reasonably required to (i) cause the Investor Limited Partner to make capital contribution(s) to the Partnership, and (ii) borrow sufficient funds to support the Project.

6. **Borrowing of Funds.** The Authorized Officers, and each of them acting alone, on behalf of the Authority in its capacity as the manager of the Administrative General Partner, are authorized to take such actions and execute such documents as necessary to cause the Partnership to borrow funds from PNC, HACF, the City and HRFC in an aggregate approximate amount of up to \$30,409,423. Each Authorized Officer, and each of them acting alone, is authorized to decrease the principal amount of any loan by any amount, or to increase the principal amount of any loan by an amount up to 10% more than the maximum aggregate principal amount for the loans stated in this resolution. The source of funds for any such increase shall be funds available to the Authority and/or the Partnership or such other funds that may become available to the Authority and/or the Partnership for the Project. The Board directs the Authorized Officers to report to the Board if the total amount borrowed by the Partnership for the Project exceeds the aggregate maximum principal amount stated in this resolution for all loans to the Partnership (as may have been increased and as permitted by this section).

7. **Approval of the Making of the HACF (Capital Funds) Loan.** The Authority has been presented with drafts of the documents listed in Exhibit A under the heading "HACF Loan Documents" (the "HACF Loan Documents") to be executed by the Partnership and the Authority to effectuate the HACF Loan, which Loan Documents are on file with the Authority's Secretary, and pursuant to which the Partnership will borrow the HACF Loan from the Authority. The making of the HACF Loan in the approximate amount of \$3,000,000 is hereby authorized and the Authorized Officers, and each of them acting alone, are authorized and directed to execute and deliver, on behalf of the Authority, the HACF Loan Documents substantially in the form on file with the Authority; provided however, any Authorized Officer may approve on the Authority's

behalf, any further changes to the draft HACF Loan Documents, including material changes, and the final amount to be loaned, and such Authorized Officer's signature on the final HACF Loan Documents shall be construed as the Authority's approval of such changes and final loan amount. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority, any other documents reasonably required to be executed by the Authority, to carry out the transactions contemplated by the HACF Loan Documents. Each Authorized Officer, and each of them acting alone, is authorized to decrease the principal amount of the HACF Loan by any amount, or to increase the principal amount of the HACF Loan by an amount up to 10% more than the principal amount stated in this resolution. The source of funds for any such increase shall be any funds available to the Authority.

8. **Approval of Guarantees.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf, to execute and perform under such guarantees as are deemed necessary or appropriate to the Project Financing, including without limitation, with respect to the Partnership Documents (described below) and the PNC Loan Documents.

9. **Approval of PNC Loan Documents.** The Authority has been presented with drafts of the documents listed in Exhibit A under the heading "PNC Loan Documents" (the "PNC Loan Documents") in connection with the Partnership and the Project, which documents are, or upon receipt will be, on file with the Authority's Secretary, and pursuant to which the Partnership will borrow a construction and permanent loan in the approximate amount not to exceed \$8,542,000 and a bridge equity loan in the approximate amount not to exceed \$13,124,423. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner to enter into the transactions described in the PNC Loan Documents and to incur indebtedness and grant liens and security interests and guarantees in connection with such transactions. The Authorized Officers, and each of them acting alone, are authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, the PNC Loan Documents substantially in the form on file with the Authority; *provided however*, any Authorized Officer may approve on the Authority's behalf or as the manager of the Administrative General Partner, any further changes to the draft PNC Loan Documents, including material changes, and the final amount to be borrowed, and such Authorized Officer's signature on the final PNC Loan Documents shall be construed as the Authority's approval of such changes and final loan amount. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner, or the Partnership to carry out the transactions contemplated by the PNC Loan Documents.

10. **Approval of Swap Transactions.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner to enter into, execute, deliver, purchase, confirm, amend, modify, sell, assign, transfer or otherwise acquire or dispose of Swap Transactions with PNC or any of its affiliates (the "Bank"). The Authorized Officers, and each of them acting alone, are authorized and directed to execute and deliver each agreement or document governing or evidencing the terms of any Swap Transaction, including, without limitation, any and all master agreements, schedules,

confirmations, supplements, annexes, exhibits or certificates, and any and all amendments or modifications thereto or restatements thereof (each such agreement or document, a “**Swap Document**”), and each such Swap Document be and hereby is, approved in such form and upon such terms as any Authorized Officer shall approve, such approval to be conclusively evidenced by the execution of said Swap Document by any Authorized Officer. As security for the obligations of the Partnership arising under or in connection with any Swap Transaction or any Swap Document, including the taking of any such action, each Authorized Officer, acting singly, be and hereby is, authorized in the name and on behalf of the Partnership to grant a security interest in or lien on, transfer, pledge, mortgage or otherwise hypothecate to the Bank any real or personal property (including, without limitation, accounts and revenues) belonging to or under the control of the Partnership, and to execute and deliver to the Bank any and all security agreements and collateral documents (including, without limitation, credit support annexes, mortgages, indentures, deeds of trust, account control agreements and financing statements), and such other agreements and documents as the Bank may request in connection with such security or for the perfection thereof (each of the foregoing, a “**Swap Collateral Document**”). Each Swap Collateral Document, including, without limitation, any and all schedules, supplements, annexes, exhibits or certificates, and any and all amendments or modifications thereto or restatements thereof, be and hereby is, approved in such form and upon such terms as any Authorized Officer shall approve, such approval to be conclusively evidenced by execution thereof by any Authorized Officer. All Authorized Officers, acting singly, are authorized to execute and deliver in the name and on behalf of the Partnership such other related agreements, documents and certificates, and to take such other and further action, as may be necessary, advisable or appropriate to perform or carry out any Swap Transaction, Swap Document or Swap Collateral Document or any of the actions referred to above.

11. **Approval of HACF Loan Documents.** The Authority has been presented with drafts of the documents listed in Exhibit A under the heading “HACF Loan Documents” (the “**HACF Loan Documents**”) in connection with the Partnership and the Project, which documents are on file with the Authority’s Secretary, and pursuant to which the Partnership will borrow a loan in the approximate aggregate amount of \$3,000,000 from the Authority for construction and permanent financing. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner to enter into the transactions described in the HACF Loan Documents and to incur indebtedness and grant liens and security interests and guarantees in connection with such transactions. The Authorized Officers, and each of them acting alone, are authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, the HACF Loan Documents substantially in the form on file with the Authority; *provided however*, any Authorized Officer may approve on the Authority’s behalf or as the manager of the Administrative General Partner any further changes to the draft HACF Loan Documents, including material changes, and the final amount to be borrowed, and such Authorized Officer’s signature on the final HACF Loan Documents shall be construed as the Authority’s approval of such changes and final loan amounts. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner, or the Partnership to carry out the transactions contemplated by the HACF Loan Documents.

12. **Approval of City CDBG Loan Documents.** The Authority has been presented with drafts of the documents listed in Exhibit A under the heading “City CDBG Loan Documents” (the “**City CDBG Loan Documents**”) in connection with the Partnership and the Project, which documents are on file with the Authority’s Secretary, and pursuant to which the Partnership will borrow a loan in the approximate aggregate amount of \$1,243,000 from the City for construction and permanent financing. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner to enter into the transactions described in the City CDBG Loan Documents and to incur indebtedness and grant liens and security interests and guarantees in connection with such transactions. The Authorized Officers, and each of them acting alone, are authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, the City CDBG Loan Documents substantially in the form on file with the Authority; *provided however*, any Authorized Officer may approve on the Authority’s behalf or as the manager of the Administrative General Partner any further changes to the draft City CDBG Loan Documents, including material changes, and the final amount to be borrowed, and such Authorized Officer’s signature on the final City CDBG Loan Documents shall be construed as the Authority’s approval of such changes and final loan amounts. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner, or the Partnership to carry out the transactions contemplated by the City CDBG Loan Documents.

13. **Approval of City LHTF Loan Documents.** The Authority has been presented with drafts of the documents listed in Exhibit A under the heading “City LHTF Loan Documents” (the “**City LHTF Loan Documents**”) in connection with the Partnership and the Project, which documents are on file with the Authority’s Secretary, and pursuant to which the Partnership will borrow a loan in the approximate aggregate amount of \$3,000,000 from the City for construction and permanent financing. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner to enter into the transactions described in the City LHTF Loan Documents and to incur indebtedness and grant liens and security interests and guarantees in connection with such transactions. The Authorized Officers, and each of them acting alone, are authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, the City LHTF Loan Documents substantially in the form on file with the Authority; *provided however*, any Authorized Officer may approve on the Authority’s behalf or as the manager of the Administrative General Partner any further changes to the draft City LHTF Loan Documents, including material changes, and the final amount to be borrowed, and such Authorized Officer’s signature on the final City LHTF Loan Documents shall be construed as the Authority’s approval of such changes and final loan amounts. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner, or the Partnership to carry out the transactions contemplated by the City LHTF Loan Documents.

14. **Approval of HRFC Loan Documents.** The Authority has been presented with drafts of the documents listed in Exhibit A under the heading “HRFC Loan Documents” (the “**HRFC Loan Documents**”) in connection with the Partnership and the Project, and pursuant to which the Partnership will borrow a loan in the approximate amount not to exceed \$1,500,000 from HRFC for construction and permanent financing. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner to enter into the transactions described in the HRFC Loan Documents and to incur indebtedness and grant liens and security interests and guarantees in connection with such transactions. The Authorized Officers, and each of them acting alone, are authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, the HRFC Loan Documents substantially in the form on file with the Authority; *provided however*, any Authorized Officer may approve on the Authority’s behalf or as the manager of the Administrative General Partner, any further changes to the draft HRFC Loan Documents, including material changes, and the final amount to be borrowed, and such Authorized Officer’s signature on the final HRFC Loan Documents shall be construed as the Authority’s approval of such changes and final loan amount. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner, or the Partnership to carry out the transactions contemplated by the HRFC Loan Documents.

15. **Approval of the Supportive Services Agreement.** The Authority has been presented with drafts of the Supportive Services Contract between the Authority and the Partnership and the Supportive Services Contract between Fresno County and the Partnership (together, the “**Supportive Services Contract**”) in connection with the Authority and Fresno County providing supportive services to residents of the Project, which Supportive Service Contract is on file with the Authority’s Secretary. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, the Supportive Services Contract; provided however, any Authorized Officer may approve on the Authority’s behalf or as the manager of the Administrative General Partner any further changes to the draft Supportive Services Contract, including material changes, and such Authorized Officer’s signature on the final Supportive Services Contract shall be construed as the Authority’s approval of such changes. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner, or the Partnership to carry out the transactions contemplated by the Supportive Services Contract.

16. **Approval of the Facilities Reciprocal Use Agreement.** The Authority has been presented with a draft of the Facilities Reciprocal Use Agreement (the “**Facilities Use Agreement**”), between Fresno Avalon Commons Phase I, LP, as owner of the phase I development, and the Partnership in connection with the use of the Project’s common areas and facilities by tenants of the first phase of the Avalon Commons development adjacent to the Project (the “**Phase I Project**”), which Facilities Use Agreement is on file with the Authority’s Secretary. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of

the Authority acting on its own behalf or as the manager of the Administrative General Partner, the Facilities Use Agreement; provided however, any Authorized Officer may approve on the Authority's behalf or as the manager of the Administrative General Partner any further changes to the draft Facilities Use Agreement, including material changes, and such Authorized Officer's signature on the final Facilities Use Agreement shall be construed as the Authority's approval of such changes. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner, or the Partnership to carry out the transactions contemplated by the Facilities Use Agreement.

17. **Ratification of the Project Transfer and Acquisition Documents; Authorization of Amendments.** The Authority has been presented with the documents listed in Exhibit A under the heading "Acquisition Documents" (the "Acquisition Documents") in connection with the sale of certain land previously owned by the Authority and conveyed to the Partnership on which the Project is to be constructed, which documents are on file with the Authority's Secretary. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any amendments, restatements, or supplements to the Acquisition Documents as may be necessary or desirable in connection with the Partnership's acquisition of the Project site, and to take such other actions as they deem necessary or desirable for the Partnership to acquire and develop the Property; *provided however*, any Authorized Officer may approve on the Authority's behalf or as the manager of the Administrative General Partner any further changes to the Acquisition Documents, including material changes, and such Authorized Officer's signature on the final Acquisition Documents shall be construed as the Authority's approval of such changes. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner, or the Partnership to carry out the transactions contemplated by the Acquisition Documents.

18. **Ratification of the Management Agent and Management Agent Documents.** The Authority ratifies and approves GSF Properties Inc., as the management agent to manage the Project. The Authority has been presented with the documents listed in Exhibit A under the heading "Management Agent Documents" (the "Management Agent Documents") in connection with the management of the Project. The Authorized Officers, and each of them acting alone, are authorized and directed to approve and to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any amendments, restatements, or supplements to the Management Agent Documents as may be necessary or desirable in connection with the management of the Project; *provided however*, any Authorized Officer may approve on the Authority's behalf or as the manager of the Administrative General Partner, any further changes to the Management Agent Documents, including material changes, and such Authorized Officer's signature on the final Management Agent Documents shall be construed as the Authority's approval of such changes. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General

Partner, or the Partnership to carry out the transactions contemplated by the Management Agent Documents.

19. **Assignments.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, to execute and deliver one or more instruments (i) causing the Partnership to assume the Authority's rights under the construction contract, the architects' contracts, and other consultant and development contracts, as such rights pertain to the acquisition and construction of the Project, to the extent required by the Limited Partners, and (ii) assigning to lenders and others the Partnership's interests in such contracts as may be required as a condition of the Project Financing, and (iii) to effectuate the assignment and assumption of any existing Acquisition Documents, PNC Loan Documents, the HACF Loan Documents, the City CDBG Loan Documents, the City LHTF Loan Documents, and the HRFC Loan Documents.

20. **Execution of Documents.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as manager of the Administrative General Partner, to execute, deliver and/or file (or cause to be delivered and/or filed) any affidavits, certificates, letters, government forms, documents, agreements and instruments that any such Authorized Officer determines to be necessary or desirable: (i) to give effect to this resolution; (ii) to consummate the transactions contemplated herein; and/or (iii) to further the acquisition, development, financing, construction, and leasing of the Project. Without limiting the scope of such authorization, such documents include declarations of restrictive covenants, regulatory agreements, various deeds, leases, notes, loan agreements, deeds of trust, guaranties and indemnities, interest rate cap agreements and collateral assignments related to the Project Financing. Such documents may also include, without limitation, lease-up and marketing agreements, partnership management services agreements, development agreements, construction guaranty agreements, repayment guarantees, cash pledge agreements, environmental indemnity agreements, property management agreements, architect agreements, contractor agreements, housing assistance payment contracts, irrevocable consents, confessions of judgment and appointments of attorneys for service of process.

21. **Expenditures.** The Authority is authorized to expend such funds (and to cause the Partnership and the Administrative General Partner to expend such funds) as are necessary to pay for all filing fees, application fees, registration fees and other costs relating to the Project or actions authorized by this resolution.

22. **Acting Officers Authorized.** Any action required by this resolution to be taken by the Chair of the Board, Chief Executive Officer, Chief Impact and Initiatives Officer or Deputy Executive Director of the Authority may, in the absence of such person, be taken by the duly authorized acting Chair of the Board, acting Chief Executive Officer, acting Chief Impact and Initiatives Officer or acting Deputy Executive Director of the Authority, respectively, or by such respective designee.

23. **Execution of Obligations.** The Board directs the Authority's Chief Executive Officer to cause the Authority to fulfill the Authority's duties and obligations under the various agreements authorized.

24. **Ratification and Confirmation.** All actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed, including, but not limited to, the formation of the Partnership and the Administrative General Partner, and the filing of finance applications related to the Project Financing and the prior execution of any Project documents listed on Exhibit A or otherwise required herein.

25. **Effective Date.** This resolution shall be in full force and effect from and after its adoption and approval.

PASSED AND ADOPTED THIS 27th DAY OF JANUARY, 2026. 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:

Sharon Williams, Chair of the Board of Commissioners

CERTIFICATE

I, the undersigned, the duly appointed Chief Executive Officer of the Housing Authority of the City of Fresno, California (the “**Authority**”), as keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution No. _____ (the “**Resolution**”) is a true and correct copy of the resolution of the Board of Commissioners of the Authority, as adopted at a meeting of the Authority held on the 27th day of January, 2026, and duly recorded in the minute books of the Authority.

2. That such meeting was duly convened and held in all respects in accordance with law, and, to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a majority of the members of the Board of Commissioners of the Authority present at the meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of January, 2026.

**HOUSING AUTHORITY OF THE CITY OF
FRESNO, CALIFORNIA**

Tyrone Roderick Williams, Chief Executive Officer

EXHIBIT A PROJECT DOCUMENTS

Partnership Documents

- (a) Amended and Restated Agreement of Limited Partnership of Fresno Avalon Commons Phase II, LP and all exhibits attached thereto which require execution, including but not limited to the:
 - 1. Agreement of Guaranty for the benefit of the Partnership and Limited Partners;
 - 2. Development Agreement by and between the Partnership and the Developer; and

HUD Documents

- (b) RAD Conversion Commitment by the Authority and the Partnership;
- (c) RAD Use Agreement by the Partnership;
- (d) Housing Assistance Payments Contract – RAD for the Conversion of Public Housing to Project-Based Section 8 by the Partnership;
- (e) HUD-required certifications and forms by the Authority and the Partnership;
- (f) PBV Agreement To Enter Into Housing Assistance Payments Contract by the Authority and the Partnership;
- (g) PBV Housing Assistance Payments Contract New Construction or Rehabilitation by the Authority and the Partnership;
- (h) Such other documents reasonably required by HUD; and

PNC Loan Documents

Construction and Bridge Loan

- (i) Construction Loan Promissory Note executed by the Partnership in favor of PNC Bank;
- (j) Bridge Loan Promissory Note executed by the Partnership in favor of PNC Bank;
- (k) Construction and Bridge Loan and Security Agreement executed by the Partnership and PNC Bank;
- (l) Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing, executed by the Partnership as trustor, to Fidelity National Title Company for the benefit of PNC Bank;
- (m) Assignment of Leases and Rents executed by the Partnership;
- (n) Assignment of Capital Contribution executed by the Partnership and PNC Bank;
- (o) Assignment of Construction and Development Documents executed by the Partnership;
- (p) Collateral Assignment of Contract (Housing Assistance Payments Contract) executed by the Authority and the Partnership;
- (q) Pledge and Security Agreement (Assignment of Partnership Interests and Tax Credits) executed by the Partnership, Administrative General Partner and Managing General Partner;
- (r) Guaranty and Suretyship Agreement (Payment and Completion) executed by the Authority;

- (s) Environmental Indemnity Agreement executed by the Partnership and the Authority;
- (t) Non-Recourse Indemnification Agreement executed by Silvercrest, Inc., the Partnership and the Authority;
- (u) Replacement Reserve Deposit Agreement executed by the Partnership and PNC Bank;
- (v) Borrower's Certificate executed by the Partnership;
- (w) Certification executed by the Partnership, the Administrative General Partner, the Managing General Partner, the Guarantor and the Developer;
- (x) Transaction Administration Letter executed by the Partnership;
- (y) Developer's Consent executed by the Developer;
- (z) Resolutions for Extension of Credit and Incumbency Certificate executed by the Partnership, the Administrative General Partner, the Managing General Partner, the Developer, and the Authority;
- (aa) Subordination of Management Agreement executed by the Partnership and the Property Manager;
- (bb) Subordination Agreement (City CDBG Loan) executed by the City and PNC Bank, with consent of the Partnership;
- (cc) Subordination Agreement (City LHTF Loan) executed by the City and PNC Bank, with consent of the Partnership;
- (dd) Subordination Agreement (HRFC Loan) executed by HRFC and PNC Bank, with consent of the Partnership;
- (ee) Subordination Agreement (HACF Loan) executed by HACF and PNC Bank, with consent of the Partnership;
- (ff) Subordination of Management Agreement by the Property Manager and the Partnership;
- (gg) Any Swap Document and any Swap Collateral Document deemed necessary or desirable by the Partnership;

Permanent Loan (Conversion)

- (hh) Multifamily Loan and Security Agreement executed by the Partnership and PNC Bank;
- (ii) Multifamily Note – Fixed Rate executed by the Partnership in favor of PNC Bank;
- (jj) Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (California) executed by the Partnership;
- (kk) Guaranty (Multistate) executed by the Authority in favor of PNC Bank;
- (ll) Subordination Agreement (City CDBG Loan) executed by the City and PNC Bank, with consent of the Partnership;
- (mm) Subordination Agreement (City LHTF Loan) executed by the City and PNC Bank, with consent of the Partnership;
- (nn) Subordination Agreement (HRFC Loan) executed by HRFC and PNC Bank, with consent of the Partnership;
- (oo) Subordination Agreement (HACF Loan) executed by HACF and PNC Bank, with consent of the Partnership;
- (pp) Conversion Assurance Note executed by the Partnership in favor of PNC Bank;
- (qq) Conversion Assurance Multifamily Deed of Trust and Security Agreement (California) executed

by the Partnership; and

HACF Loan Documents

- (rr) HACF (Capital Funds) Loan Mortgage Note (Fresno Avalon Commons Phase II) by the Partnership in favor of the Authority;
- (ss) HACF (Capital Funds) Loan Deed of Trust, Security Agreement and Financing Statement (Fresno Avalon Commons Phase II) by the Partnership in favor of the Authority;
- (tt) HACF (Capital Funds) Loan Assignment of Leases and Rents by the Partnership in favor of the Authority;
- (uu) HACF (Capital Funds) Loan Agreement between the Partnership and the Authority;
- (vv) Subordination Agreement (ROFR) by the Partnership, the Managing General Partner and the Authority;
- (ww) Subordination and Intercreditor Agreement (HACF, CDBG, HRFC, LHTF) by HACF, HRFC, the City and the Partnership; and

HRFC Loan Documents

- (xx) Mortgage Note (Avalon Commons Phase II) by the Partnership in favor of HRFC;
- (yy) Deed of Trust, Security Agreement and Financing Statement (Avalon Commons Phase II) by the Partnership in favor of HRFC;
- (zz) Assignment of Leases and Rents by the Partnership in favor of HRFC;
- (aaa) Loan Agreement between the Partnership and HRFC;
- (bbb) Subordination and Intercreditor Agreement (HACF, City, HRFC) by HACF, the City, HRFC and the Partnership;

City CDBG Documents

- (ccc) City of Fresno CDBG Agreement by and between the Partnership and the City;
- (ddd) Declaration of Restrictions by the Partnership in favor of the City;
- (eee) Promissory Note by the Partnership in favor of the City;
- (fff) Deed of Trust Assignment of Rents by the Partnership in favor of the City;
- (ggg) Subordination and Intercreditor Agreement (HACF, City, HRFC) by HACF, the City, HRFC and the Partnership;

City LHTF Documents

- (hhh) City of Fresno LHTF Agreement by and between the Partnership and the City;
- (iii) City of Fresno LHTF First Amendment by and between the Partnership and the City;
- (jjj) Declaration of Restrictions by the Partnership in favor of the City;
- (kkk) Promissory Note by the Partnership in favor of the City;
- (lll) Deed of Trust Assignment of Rents by the Partnership in favor of the City;
- (mmm) Subordination and Intercreditor Agreement (HACF, City, HRFC) by HACF, the City, HRFC and the Partnership;

Acquisition Documents

- (nnn) Grant Deed by the Authority in favor of Partnership;

Management Agent Documents

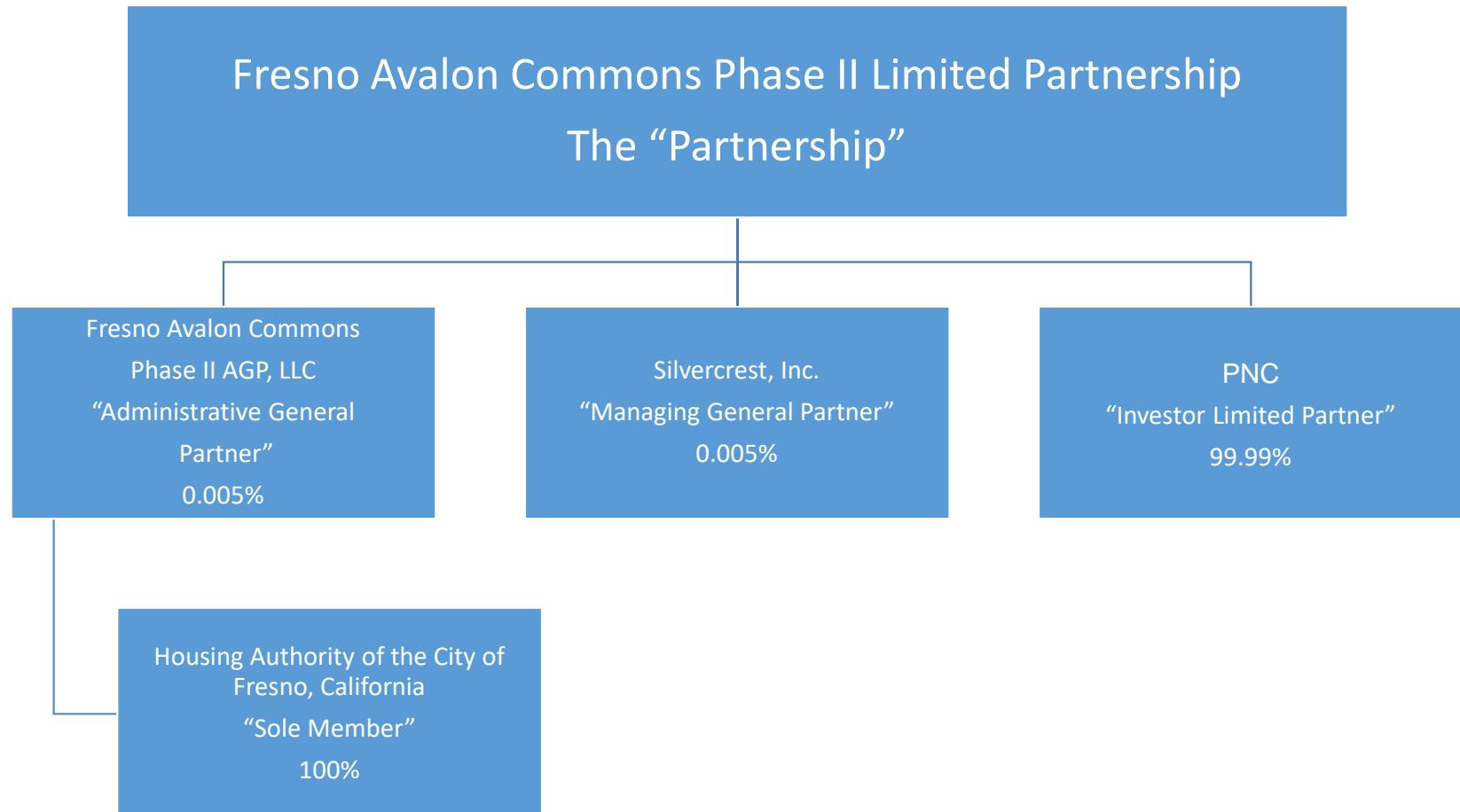
- (ooo) Fresno Avalon Commons Phase II Property Management Agreement between the Partnership and GSF Properties Inc.;

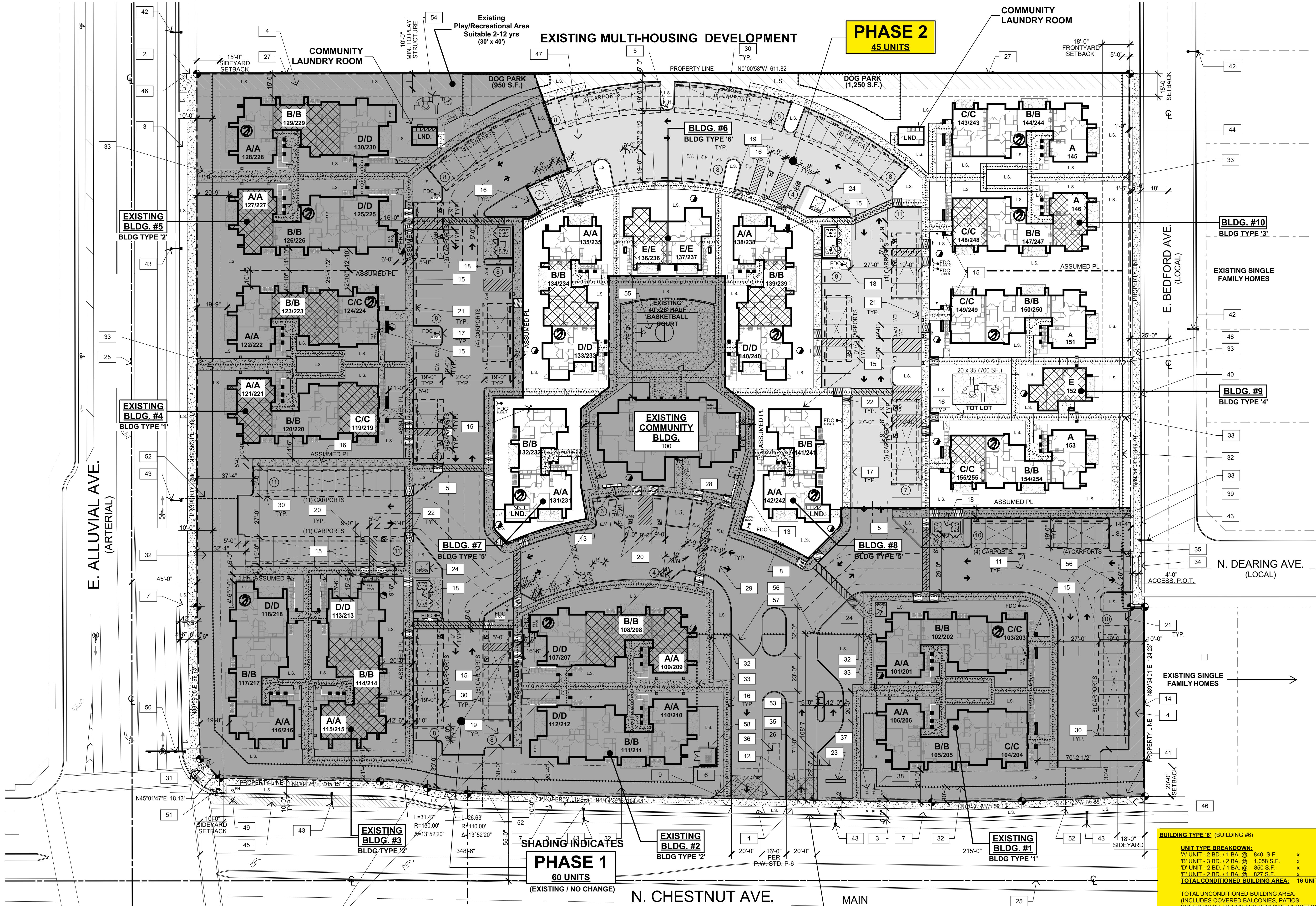
Miscellaneous Documents

- (ppp) Facilities Reciprocal Use Agreement between the Partnership and Fresno Avalon Commons Phase I, LP;
- (qqq) Such other documents as are reasonably necessary and appropriate to consummate the financing of the Project.

Ownership Structure

Fresno Avalon Commons – Phase II





INTERIOR AMENITY FLOOR AREA CALCULATIONS	
(SPACES LOCATED WITHIN COMMUNITY BUILDING)	
OFFICES (2 @ 222 S.F. EACH)	513
COMMON KITCHEN	1,182
COMPUTER ROOM	300
EXERCISE ROOM	283
PUBLIC RESTROOMS (WITHIN COMMUNITY BLDG)	366
STORAGE ROOMS (WITHIN COMMUNITY BLDG)	201
CIRCULATION SPACE (WITHIN COMMUNITY BLDG)	650
TOTAL INTERIOR AMENITY AREA	3,676 S.F.

INTERIOR COMMON FLOOR AREA CALCULATIONS	
MANAGER UNIT (PHASE 2, UNIT TYPE B)	1,058
LAUNDRY ROOM (SEE SITE PLAN FOR LOCATION)	634 S.F. (1 @ 204 S.F. + 2 @ 215 S.F., 9 WASHERS, 9 DRYERS TOTAL)
TOTAL INTERIOR COMMON FLOOR AREA	1,692 S.F.

SITE KEYNOTES:

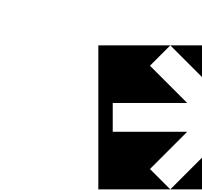
THE FOLLOWING KEYNOTES SHALL APPLY WHERE INDICATED ON THIS SHEET.

1. NEW 20'-0" WIDE (ONE-WAY) DRIVE APPROACH PER CITY OF FRESNO PUBLIC WORKS STANDARDS P-2, P-6, and P-48 - REFER TO CIVIL DRAWINGS
2. APPROX. EXTENT OF (E) SIDEWALK AT ADJACENT PROPERTY LINE ON ALLUVIAL AVE.
3. INDICATES NEW 6' FOOT WIDE PUBLIC CONCRETE SIDEWALK & PARK STRIP PER CITY OF FRESNO STANDARDS P-2 TO MATCH EXISTING ADJACENT SIDEWALK PATTERNS - REFER TO CIVIL DRAWINGS
4. CIRCLE INDICATES 1' LANDSCAPED BUFFER YARD ALONG PROPERTY LINE ADJACENT TO R.S. DISTRICT PER CITY OF FRESNO MUNICIPAL CODE
5. INDICATES TENTATIVE LOCATION OF NEW ON-SITE HYDRANT - SEPARATE REVIEW AND PERMIT REQUIRED FOR ALL SIGNAGE
6. HATCHED AREA INDICATES 12' VISIBILITY TRIANGLE AT DRIVE APPROACH
7. PROVIDE PARK STRIP WITH IRRIGATION FROM ON-SITE SYSTEM AT PUBLIC R.O.W. ADJACENT TO PROPERTY - REFER TO SHT-A-101n/DET-A
8. INDICATES LOCATION OF NEW ADDRESS DIRECTORY
9. INSTALL 30' STATE STANDARDS STOP SIGN AT THE END OF THE PROPERTY LINE. SIGN SHALL BE 10'-0" HIGH & GALV. FOOT TALL. THE BOTTOM OF THE SIGN 7'-0" ABOVE GROUND, LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK
10. (NOT USED)
11. INDICATES FIRE TRUCK / TRASH TRUCK TURNING SPACE - 44'-0" RADIUS TO CENTERLINE OF TRUCK SPACE
12. DOUBLE CROSS-HATCH INDICATES NEW 6" THICK STAMPED & COLORED CONCRETE JOINTS REFER TO SHT-A-102/DET.23
13. INDICATES TENTATIVE LOCATION OF (3) NEW 8' SPACE BIKE RACKS - REFER TO SHT-A-102/DET.23
14. INDICATES NEW 6'-0" HIGH CMU WALL ALONG PROPERTY LINE - REMOVE (E) WOOD FENCES
15. INDICATES TENTATIVE FIRE SPRINKLER RISER LOCATION REFER TO BUILDING COORDINATION PLANS
16. INDICATES 5'-0" WIDE (UNO) ON-SITE CONCRETE PLATWORK, U.N.O. FOR CONCRETE JOINTS REFER TO SHT-A-102/DET.14
17. CONSTRUCT NEW CONTINUOUS 6' HIGH CONCRETE CURB, TYPICAL
18. INDICATES NEW 2-BIN TRASH ENCLOSURE - FINISH w/ CEMENT PLASTER TO MATCH BUILDING - REFER TO SHT-A-102/DET.10
19. PROVIDE 4" WIDE WHITE PAINTED PARKING STRIPES PER CITY OF FRESNO PARKING MANUAL AT ALL PARKING STALLS, TYPICAL - STRIPES SHALL EXTEND THE FULL LENGTH OF STALL
20. PROVIDE STRIPING FOR NEW ACCESSIBLE PARKING STALLS - POSITION STRIPES TO MATCH EXISTING ADJACENT SIDEWALK AND OUTSIDE OF THE FRONT OF CAR OVERHANG AREA - REFER TO SHT-A-0801/DET.4
21. INDICATES NEW 6" HIGH PRECAST CONCRETE TIRE STOP REFER TO SHT-A-102/DET.19
22. HATCH INDICATES PROPOSED ACCESSIBLE CONCRETE CURB RAMPS - REFER TO CIVIL DRAWINGS
23. TENTATIVE LOCATION OF NEW MONUMENT SIGN
24. INDICATES TENTATIVE LOCATION OF NEW TRANSFORMER ON CONCRETE PAD - COORDINATE WITH SERVING UTILITY COMPANY
25. LINE INDICATES SECTION LINE
26. INDICATES NEW TOW AWAY SIGN REGARDING ACCESSIBLE PARKING - REFER TO DETAIL SHT-A-801/DET.4B
27. EXIST 46'-0" HIGH CMU WALL ALONG PROPERTY LINE
28. PROVIDE NEW KNOX BOX AT MAIN ENTRY TO COMMUNITY BUILDING - REQUIREMENTS WITH LOCAL FIRE DEPARTMENT
29. PAINTED DIRECTIONAL ARROWS PER CITY OF FRESNO P.W. STDs.
30. INDICATES NEW PRE-MANUFACTURED CARPORT - REFER TO SHT-A-102/DET.22
31. EXISTING ACCESSIBLE CURB RAMPS @ STREET INTERSECTION PER CITY OF FRESNO P.W. STD. P-28 & P-32 TO REMAIN
32. 60"-WIDE HIGH WROUGHT IRON FENCE AT PROJECT STREET FRONTEAGE - REFER TO SHT-A-102/DET.18
33. 36"-WIDE & 60"-HIGH WROUGHT IRON PEDESTRIAN GATE w/ COMBINATION LOCK FOR ENTRY AND PANTRY HARDWARE FOR EGRESS - PROVIDE #3 REBAR @ 8' O.C. BOTH WAYS
34. CONSTRUCT AN EMERGENCY VEHICLE ACCESS, PER P.W. STD. P-67
35. FIRE LANE TOW AWAY SIGN PER CVC 22658 ADJACENT TO ENTRY
36. INDICATES DETECTOR CHECK ASSEMBLY IN VAULT FOR FIRE SERVICE - REFER TO CIVIL DRAWINGS
37. INDICATES NEW 2-BIN TRASH ENCLOSURE - FINISH w/ CEMENT PLASTER TO MATCH BUILDING - REFER TO CIVIL DRAWINGS
38. INDICATES WATER METER & BACKFLOW PREVENTION DEVICE FOR DOMESTIC WATER SERVICE - REFER TO CIVIL DRAWINGS FOR DETAILED REQUIREMENTS
39. CONSTRUCT CURB & GUTTER PER P.W. STD. P-5
40. EXISTING CONCRETE CURB AND GUTTER TO REMAIN
41. NEW 2'-0" WIDE PEDESTRIAN EASEMENT THAT PROVIDES A TOTAL OF 12'-0" FROM FACE OF CURB TO BACK OF PEDESTRIAN EASEMENT
42. EXISTING STREET LIGHT TO REMAIN
43. PROVIDE AND INSTALL NEW STREET LIGHT PER P.W. STD. E-1 & E-7A OR E-9A - REFER TO STREET LIGHTING DRAWINGS
44. EXISTING 1'-0" PEDESTRIAN EASEMENT AT BEDFORD AVENUE
45. HATCH INDICATES EXTENT OF NEW STREET PAVING - CONSTRUCT PER P.W. STD. P-50 - REFER TO CIVIL DRAWINGS
46. CONNECT NEW SIDEWALK TO EXISTING (MATCH PATTERN)
47. PROVIDE 6" THICK COMPACTED AGGREGATE BASE FOR TEMPORARY FIRE DEPARTMENT ACCESS UNTIL PHASE 2 IS CONSTRUCTED - PROVIDE 1' TURNAROUND PER DETAIL SHT-A-101n/DET. B
48. INDICATES NEW 5'-0" WIDE SIDEWALK PER P.W. STANDARDS P-4, P-5 & P-56A @ BEDFORD AVENUE
49. EXISTING HYDRANT TO BE RELOCATED BEHIND CURB - PER P.W. STANDARD P-50 - REFER TO CIVIL DRAWINGS
50. INDICATES EXISTING STREET LIGHT AND TRAFFIC SIGNAL TO REMAIN
51. INDICATES EXISTING TRAFFIC SIGNAL TO REMAIN
52. INDICATES DRAINAGE TUBES UNDER PUBLIC SIDEWALK PER P.W. STD. P-22 & P-23
53. INDICATES CALL BOX CONTROL FOR MOTORIZED GATE
54. INDICATES NEW PLAY AREA EQUIPMENT - REFER TO LANDSCAPE PLANS FOR DETAILED REQUIREMENTS
55. COLORED CONCRETE AND STRIPED BASKETBALL COURT - REFER TO LANDSCAPE DRAWINGS
56. INDICATES NEW 6' HIGH MOTORIZED ROLLING GATE (FULL WIDTH OF DRIVEWAY)
57. INDICATES NEW 6' HIGH MOTORIZED SWINGING GATE (FULL WIDTH OF DRIVEWAY)
58. NEW 6' HIGH MASONRY ENCLOSURE W/STEEL ROOF OVER DOMESTIC WATER BOOSTER PUMP SYSTEM - REFER TO CIVIL DRAWINGS AND PLUMBING DRAWINGS
59. INDICATES WATER METER AND BACKFLOW PREVENTION DEVICE FOR IRRIGATION SERVICE - REFER TO CIVIL DRAWINGS FOR DETAILED REQUIREMENTS

SITE PLAN

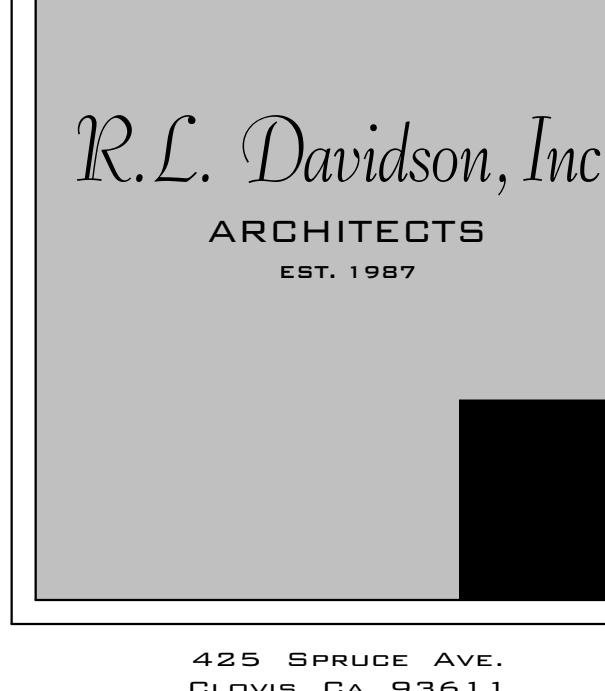
SCALE: 1" = 30'

NOTE: REFER TO SHEET A-0101 FOR ADDITIONAL NOTES, LEGENDS AND DETAILS.



DEVELOPMENT DATA:

ADDRESS/LOCATION:	7521 N. CHESTNUT AVE, FRESNO, CA
APN:	404-07-50
JURISDICTION:	CITY OF FRESNO
TOTAL SITE AREA:	6.65 ACRES / 289.67 S.F. (PHASE 1 & PHASE 2 COMBINE)
EXISTING ZONING:	RS-5 / RESIDENTIAL MEDIUM DENSITY
PROPOSED ZONING:	RS-5 (RS-5 RM-1 Standards)
ALLOWED DENSITY:	= 16 UNITS MAX. PER ACRE = PER FRESNO DEV. CODE, SECTION 15.2204 = 106 4 units maximum
PROPOSED DENSITY:	= 105 UNITS (15 - 1-Bed/Bath units = 15.2%) (53 - 2-Bed/Bath units = 50.5%) (36 - 3-Bed/Bath units = 34.3%)
ALLOWED USE:	YES
LOT COVERAGE - MAX:	50% 30% (67,985 S.F.) Carports: 15,941 sf. Unit Buildings: 68,380 sf. Community Building: 3,676 sf.
LOT COVERAGE - ACTUAL:	
FAR - MAX:	NA
FAR - PROPOSED:	NA
PROPOSED USE:	2-STORY APARTMENT COMMUNITY
MAX. HEIGHT ALLOWED:	40'-0"
PROPOSED HEIGHT:	35'-0"
FIRE SPRINKLERS:	YES (NFPA 13 w/ ATTIC SPRINKLERS @ ALL BUILDING)
SETBACKS:	FRONT (east, Chestnut): Side (north, E. Bedford): REAR (west, N. Dearing): SIDE (north):
REQUIRED MIN. BLDG. FRONTAGE AS %:	50%
FRONTAGE PROVIDED:	CHESTNUT 620' long w/ 315' Bldg = 50.8% ALLUVIAL 460' long w/ 300' Bldg = 65.2%
PRIVATE & COMMON OPEN SPACE P/ UNIT:	20% of TOTAL SITE AREA = 57,935 S.F. Open space = Minimum dimension of common open space = 20'
PROVIDED:	97,084 sf. = 33.5%



FOR CITY USE ONLY

PHASE 2	45 UNITS
32 - A UNITS (2br/1ba)	
36 - B UNITS (3br/2ba)	
16 - C UNITS (1br/1ba)	
10 - D UNITS (2br/1ba)	
4 - E UNITS (2br/1ba)	
1 - F UNITS (2br/1ba)	
105 TOTAL UNITS:	(15 - 1-Bed/Bath units = 15.2%) (53 - 2-Bed/Bath units = 50.5%) (36 - 3-Bed/Bath units = 34.3%)

PHASE ONE	
20 - 'A' UNITS (2br/1ba)	
20 - 'B' UNITS (3br/2ba)	
8 - 'C' UNITS (1br/1ba)	
12 - 'D' UNITS (2br/1ba)	
60 TOTAL UNITS:	(8 - 1-Bed/Bath units = 13.3%) (32 - 2-Bed/Bath units = 53.3%) (20 - 3-Bed/Bath units = 33.4%)

BUILDING TYPE '1' (BUILDINGS #1 & #4)	
UNIT TYPE BREAKDOWN:	
'A' UNIT - 2 BD / 1 BA @ 940 S.F. x 4	3,760 S.F.
'B' UNIT - 3 BD / 2 BA @ 1,166 S.F. x 4	4,664 S.F.
'C' UNIT - 1 BD / 1 BA @ 840 S.F. x 4	3,360 S.F.
TOTAL UNCONDITIONED BUILDING AREA:	12 UNITS x 11,648 S.F. = 138,576 S.F.

TOTAL UNCONDITIONED BUILDING AREA:	(INCLUDES COVERED BALCONIES, PATIOS, BREEZEWAYS, STAIRS AND STORAGE CLOSETS)
(1st FLOOR - 3,107 S.F. - 2nd FLOOR - 1,498 S.F.)	3,565 S.F. x 2 = 7,130
TOTAL GROSS BUILDING AREA:	15,213 S.F. x 2 = 30,426 S.F.
LOT COVERAGE:	7,901 S.F. x 2 = 15,862 S.F.

BUILDING TYPE '2' (BUILDINGS #2, #3 & #5)	
UNIT TYPE BREAKDOWN:	
'A' UNIT - 2 BD / 1 BA @ 940 S.F. x 4	3,760 S.F.
'B' UNIT - 3 BD / 2 BA @ 1,166 S.F. x 4	4,664 S.F.
'C' UNIT - 1 BD / 1 BA @ 840 S.F. x 4	3,360 S.F.
TOTAL UNCONDITIONED BUILDING AREA:	12 UNITS x 12,252 S.F. = 147,024 S.F.

TOTAL UNCONDITIONED BUILDING AREA:	(INCLUDES COVERED BALCONIES, PATIOS, BREEZEWAYS, STAIRS AND STORAGE CLOSETS)
(1st FLOOR - 3,107 S.F. - 2nd FLOOR - 1,498 S.F.)	3,599 S.F. x 3 = 10,797 S.F.
TOTAL GROSS BUILDING AREA:	15,851 S.F. x 3 = 47,553 S.F.
LOT COVERAGE:	8,303 S.F. x 3 = 24,909 S.F.

CITYWIDE BUILDING AREA	
TOTAL CONDITIONED AREA:	-
TOTAL UNCONDITIONED AREA:	-
TOTAL GROSS BUILDING AREA:	-
LOT COVERAGE:	-

TOTAL PHASE 1 AREAS	

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EXHIBIT C
Avalon Commons Phase II Pro Forma

Development Sources and Uses	
Sources of Funds	<i>Amount</i> 1/22/2026*
Conventional Perm Loan	\$ 8,542,000
City of Fresno LHTF Loan	\$ 3,000,000
Accrued Deferred Interest - City of Fresno LHTF Loan	\$ 104,496
City of Fresno CDBG Loan	\$ 1,243,000
Accrued Deferred Interest - City of Fresno CDBG Loan	\$ 32,762
Fresno Housing Capital Funds	\$ 3,000,000
HRFC Loan	\$ 1,000,000
GP Capital Contribution	\$ 100
LIHTC Equity	\$ 16,533,167
Total Sources of Funds	\$ 33,455,525
Uses of Funds	<i>1/22/2026*</i>
Acquisition Costs (Land/Building)	\$ 1,343,000
Construction Costs**	\$ 18,868,993
Community Bldg Reimbursement to Phase I Owner	\$ 537,786
Hard/Soft Cost Contingencies	\$ 2,461,591
Permits/Impact Fees/etc.	\$ 1,733,533
Professional Fees	\$ 1,948,499
Relocation	\$ 200,000
Soft Costs/Loan Fees/ Interest	\$ 3,466,096
Reserves	\$ 396,027
Developer Fee	\$ 2,500,000
Total Uses of Funds	\$ 33,455,525

**Draft as of 1/22/2026*

*** State Prevailing Wage*

Exhibit D

Avalon Commons Phase II Pro Forma Projected Stabilized Operating Budget

Unit Type	# Units	% AMI	SF/Unit	Net Rent Per Unit	Ann. Rent Total
1 Bedroom PBV	4	30%	646	426	\$ 20,448
3 Bedroom PBV	3	30%	1058	556	\$ 20,016
2 Bedroom RAD	3	30%	827-850	496	\$ 17,856
3 Bedroom RAD	4	30%	827-850	521	\$ 25,008
1 Bedroom PBV	1	40%	646	603	\$ 7,236
3 Bedroom PBV	3	40%	1058	801	\$ 28,836
2 Bedroom RAD	5	40%	827-850	708	\$ 42,480
1 Bedroom PBV	2	50%	646	779	\$ 18,696
2 Bedroom PBV	9	50%	827-850	919	\$ 99,252
3 Bedroom PBV	3	50%	1058	1045	\$ 37,620
2 Bedroom RAD	4	50%	827-850	890	\$ 42,720
1 Bedroom PBV	1	60%	646	955	\$ 11,460
3 Bedroom PBV	2	70%	1058	1289	\$ 30,936
3Bd/1Bath**Managers Unit	1				\$ -
Traditional PBV Rent subsidy					\$ 528,720
RAD PBV Rent subsidy					\$ 306,864
TOTAL REVENUE	45				\$ 1,238,148

RESIDENTIAL OPERATING EXPENSES	Per Unit	TOTAL
Management Fee	516	\$ 23,232
Advertising/Marketing/Security	62	\$ 2,800
Legal and Accounting	271	\$ 12,200
Utilities (water, trash, electricity, gas, etc.)	1,018	\$ 45,800
Payroll: Onsite Manager(s)/Staff	1,690	\$ 76,046
Maintenance/Repairs	2,796	\$ 125,829
Real Estate Property Tax	56	\$ 2,500
Insurance	906	\$ 40,786
Services Amenities	400	\$ 18,000
Office Expense/Misc. Admin./Taxes	530	\$ 23,828
Total Operating Expenses	8,245	371,021
Replacement Reserves	500	22,500
Total Operating and Reserve Budget	8,745	393,521

Exhibit E

Avalon Commons Phase II Pro Forma

RESIDENTIAL COMPONENT - 15 YEAR CASH FLOW ANALYSIS

INCOME FROM HOUSING UNITS	Inflation	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Schedule Rental Income	2.0%	\$ 402,564	\$ 410,615	\$ 418,828	\$ 427,204	\$ 435,748	\$ 444,463	\$ 453,352	\$ 462,419	\$ 471,668	\$ 481,101	\$ 490,723	\$ 500,538	\$ 510,548	\$ 520,759	\$ 531,175
RAD PBV Rental Subsidy		\$ 306,864	\$ 313,001	\$ 319,261	\$ 325,647	\$ 332,159	\$ 338,803	\$ 345,579	\$ 352,490	\$ 359,540	\$ 366,731	\$ 374,066	\$ 381,547	\$ 389,178	\$ 396,961	\$ 404,901
Traditional PBV Rental Subsidy		\$ 528,720	\$ 539,294	\$ 550,080	\$ 561,082	\$ 572,304	\$ 583,750	\$ 595,425	\$ 607,333	\$ 619,480	\$ 631,869	\$ 644,507	\$ 657,397	\$ 670,545	\$ 683,956	\$ 697,635
GROSS POTENTIAL INCOME - HOUSING		\$ 1,238,148	\$ 1,262,911	\$ 1,288,169	\$ 1,313,933	\$ 1,340,211	\$ 1,367,015	\$ 1,394,356	\$ 1,422,243	\$ 1,450,688	\$ 1,479,701	\$ 1,509,296	\$ 1,539,481	\$ 1,570,271	\$ 1,601,676	\$ 1,633,710
VACANCY ASSUMPTIONS																
Vacancy Loss	5.0%	\$ (20,128)	\$ (20,531)	\$ (20,941)	\$ (21,360)	\$ (21,787)	\$ (22,223)	\$ (22,668)	\$ (23,121)	\$ (23,583)	\$ (24,055)	\$ (24,536)	\$ (25,027)	\$ (25,527)	\$ (26,038)	\$ (26,559)
HUD RAD PBV Vacancy	5.0%	\$ (15,343)	\$ (15,650)	\$ (15,963)	\$ (16,282)	\$ (16,608)	\$ (16,940)	\$ (17,279)	\$ (17,625)	\$ (17,977)	\$ (18,337)	\$ (18,703)	\$ (19,077)	\$ (19,459)	\$ (19,848)	\$ (20,245)
TOTAL VACANCY LOSS		\$ (35,471)	\$ (36,181)	\$ (36,904)	\$ (37,643)	\$ (38,395)	\$ (39,163)	\$ (39,947)	\$ (40,745)	\$ (41,560)	\$ (42,392)	\$ (43,239)	\$ (44,104)	\$ (44,986)	\$ (45,886)	\$ (46,804)
EFFECTIVE GROSS INCOME																
OPERATING EXPENSES & RESERVE DEPOSITS																
Operating Expenses	3.0%	\$ 371,021	\$ 382,152	\$ 393,616	\$ 405,425	\$ 417,587	\$ 430,115	\$ 443,018	\$ 456,309	\$ 469,998	\$ 484,098	\$ 498,621	\$ 513,580	\$ 528,987	\$ 544,857	\$ 561,203
Replacement Reserve	0.0%	\$ 22,500	\$ 22,500	\$ 22,500	\$ 22,500	\$ 22,500	\$ 22,500	\$ 22,500	\$ 22,500	\$ 22,500	\$ 22,500	\$ 22,500	\$ 22,500	\$ 22,500	\$ 22,500	\$ 22,500
TOTAL EXPENSES & RESERVES		\$ 393,521	\$ 404,652	\$ 416,116	\$ 427,925	\$ 440,087	\$ 452,615	\$ 465,518	\$ 478,809	\$ 492,498	\$ 506,598	\$ 521,121	\$ 536,080	\$ 551,487	\$ 567,357	\$ 583,703
NET OPERATING INCOME																
DEBT SERVICE																
Bank Loan		\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585
Total Required Debt Service		\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585	\$ 680,585
Net Cash Flow		\$ 128,571	\$ 141,494	\$ 154,564	\$ 167,780	\$ 181,143	\$ 194,652	\$ 208,306	\$ 222,103	\$ 236,044	\$ 250,127	\$ 264,350	\$ 278,712	\$ 293,212	\$ 307,849	\$ 322,619
DEBT SERVICE COVERAGE RATIO		1.19	1.21	1.23	1.25	1.27	1.29	1.31	1.33	1.35	1.37	1.39	1.41	1.43	1.45	1.47

BOARD MEMO



TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 01/27/2026
AGENDA ITEM: 6C
SUBJECT: Resolution Authorizing Submission of Section Eight Management Assessment Program (SEMAP) Certification to the U.S. Department of Housing and Urban Development

AUTHOR: Yolanda Keiser
DEPARTMENT: Housing Program Manager
MEMO DATE: 12/10/2025

Executive Summary

The U.S. Department of Housing and Urban Development (HUD) established the Section Eight Management Assessment Program (SEMAP) to evaluate Public Housing Agencies' management performance in administering the Housing Choice Voucher (HCV) Program. SEMAP measures performance across 14 indicators, with a maximum possible score of 135 points. Public Housing Agencies must document compliance on each indicator and electronically certify their results to HUD.

Total points earned translate into one of three ratings:

- High Performer (90% or above)
- Standard (60-89%), or
- Troubled (below 60%).

For this reporting period, Fresno Housing received a "High Performer" rating, earning 125 points, exceeding the 90% threshold. The table below outlines the point allocation and scoring results for the 13 applicable indicators, the deconcentration bonus points, and a comparison of 2024 and 2025 results.

Note: Indicator 14 (FSS Enrollment and Escrow Accounts) does not apply to the City program, as FSS is administered under the County program.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno adopt the attached resolution authorizing the Executive Director to submit the SEMAP certification to HUD no later than March 1, 2026.

FRESNO HOUSING

SEMAP Comparison of Previous Year for the HCV City Program

SEMAP Indicator - City HCV	Maximum Points	2024 Score	2025 Score
1. Selection from the Waiting List	15	15	15
2. Reasonable Rent	20	20	20
3. Determination of Adjusted Income	20	20	15
4. Utility Allowance Schedule	5	5	5
5. Housing Quality Standards (HQS) Quality Control Inspections	5	5	5
6. HQS Enforcement	10	0	0
7. Expanding Housing Opportunities	5	5	5
8. Payment Standards	5	5	5
9. Annual Reexaminations	10	10	10
10. Correct Tenant Rent Calculations	5	5	5
11. Pre-contract HQS Inspections	5	5	5
12. Annual HQS Inspections	10	10	10
13. Lease Up	20	20	20
14. FSS Enrollment and Escrow Accounts	N/A	N/A	N/A
Deconcentration Bonus	5	N/A	5
Total Points Earned	135	125	125
Rating		High	High

BOARD MEMO



TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 01/27/2026
AGENDA ITEM: 6c
SUBJECT: Resolution Authorizing Submission of Section Eight Management Assessment Program (SEMAP) Certification to the U.S. Department of Housing and Urban Development (County)

AUTHOR: Yolanda Keiser
DEPARTMENT: Housing Program Manager
MEMO DATE: Housing Choice Voucher
MEMO DATE: 12/10/2025

Executive Summary

The U.S. Department of Housing and Urban Development (HUD) established the Section Eight Management Assessment Program (SEMAP) to evaluate Public Housing Agencies' management performance in administering the Housing Choice Voucher (HCV) Program. SEMAP measures performance across 14 indicators, with a maximum possible score of 145 points. Public Housing Agencies must document compliance with each indicator and electronically certify their results to HUD.

Total points earned translate into one of three ratings:

- High Performer (90% or above)
- Standard (60–89%), or
- Troubled (below 60%).

For this reporting period, Fresno Housing received a "High Performer" rating, earning 135 points, exceeding the 90% threshold. The table below outlines the point allocation and scoring results for the 14 applicable indicators, the deconcentration bonus points, and a comparison of 2024 and 2025 results.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the County of Fresno adopt the attached resolution authorizing the Executive Director to submit the SEMAP certification to HUD no later than March 1, 2026.

FRESNO HOUSING

SEMAP Comparison of Previous Year for the HCV County Program

SEMAP Indicator – County HCV	Maximum Points	2024 Score	2025 Score
1. Selection from the Waiting List	15	15	15
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3. Determination of Adjusted Income	20	20	20
4. Utility Allowance Schedule	5	5	5
5. Housing Quality Standards (HQS) Quality Control Inspections	5	5	5
6. HQS Enforcement	10	10	0
7. Expanding Housing Opportunities	5	5	5
8. Payment Standards	5	5	5
9. Annual Reexaminations	10	10	10
10. Correct Tenant Rent Calculations	5	5	5
11. Pre-contract HQS Inspections	5	5	5
12. Annual HQS Inspections	10	10	10
13. Lease Up	20	20	20
14. FSS Enrollment and Escrow Accounts	10	10	10
Deconcentration Bonus	5	N/A	5
Total Points Earned	145	145	135
Rating		High	High

RESOLUTION



RESOLUTION NO._____

**BEFORE THE BOARDS OF COMMISSIONERS OF THE
HOUSING AUTHORITIES OF THE CITY OF FRESNO
RESOLUTION AUTHORIZING SUBMISSION OF THE 2025
SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION
TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has established the Section Eight Management Assessment Program (SEMAP); and

WHEREAS, this program provides a system for measuring the Housing Choice Voucher Program performance using 13 criteria; and,

WHEREAS, HUD requires each housing authority to provide a certification as to the accuracy of data according to these criteria;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby authorizes the Executive Director, or designee(s) to submit the SEMAP certification to HUD by the deadline.

PASSED AND ADOPTED THIS 27 DAY OF January, 2026. 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



RESOLUTION NO._____

**BEFORE THE BOARDS OF COMMISSIONERS OF THE
HOUSING AUTHORITIES OF THE COUNTY OF FRESNO
RESOLUTION AUTHORIZING SUBMISSION OF THE 2025
SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION
TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has established the Section Eight Management Assessment Program (SEMAP); and

WHEREAS, this program provides a system for measuring the Housing Choice Voucher Program performance using 14 criteria; and,

WHEREAS, HUD requires each housing authority to provide a certification as to the accuracy of data according to these criteria;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the County of Fresno, hereby authorizes the Executive Director, or designee(s) to submit the SEMAP certification to HUD by the deadline.

PASSED AND ADOPTED THIS 27 DAY OF January, 2026. 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: 1/27/2026
AGENDA ITEM: 1A
SUBJECT: Celebrating Resident Success: Resident Empowerment Spotlight

AUTHOR: Marc' Bady
DEPARTMENT: Resident Empowerment
MEMO DATE: 1/22/2026

Executive Summary

Agency staff will highlight various Resident focused goals and stories throughout the year at Board meetings.

Recommendation

- No recommendations



Welcoming New Families

Heritage Estates



Welcoming New Families to Heritage Estates



HERITAGE
ESTATES

FRESNO HOUSING

Francisco & Family



Resident Empowerment:
Powering dreams,
changing lives.



BOARD MEMO



TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 1/27/2026
AGENDA ITEM: 7b
SUBJECT: Real Estate Development Update

AUTHOR: Christina Stokes-Johnson
Director
DEPARTMENT: Real Estate Development
MEMO DATE: 1/20/2026

Executive Summary

Staff will provide an overview of real estate development activities.

Recommendation

None at this time.



Real Estate Development Update

January 27, 2026



Agenda

- Avalon Commons Phase II
- Homeownership Sales Update
- Tuolumne Diverter

BOARD MEMO



TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 01/27/2026
AGENDA ITEM: 7c
SUBJECT: Housing Choice Voucher Update

AUTHOR: Brandy Woodard
DEPARTMENT: Chief of Housing Programs
MEMO DATE: Housing Programs
(HCV/Property Management)
01/20/2026

Executive Summary

Staff will provide an overview of Housing Choice Voucher activities.

Recommendation

None at this time.



Housing Choice Voucher Update

Board of Commissioners Meeting

January 27, 2026



Housing Choice Voucher Update Topics

- Amendment to 2026 HCV Administrative Plan
- 2025 Section Eight Management Assessment Program (SEMAP)

What is SEMAP?

- The section eight management assessment program (SEMAP) measures the performance of public housing agencies (PHAs) that administer the housing choice voucher program in 14 key areas.
- 14 Indicators
 - Indicators 1 – 8 are audited internally and self-certified by Quality Assurance
 - Indicators 9 – 14 are verified through data submitted through HUD's national database and information conducted by independent auditors.
- Bonus Indicator
 - Deconcentration Bonus + 5 Points

During the FH fiscal year, FH will track its own performance on the 14 SEMAP indicators & within 60 days of the end of the fiscal year, FH will complete and submit the SEMAP Certification to HUD upon Board Approval.

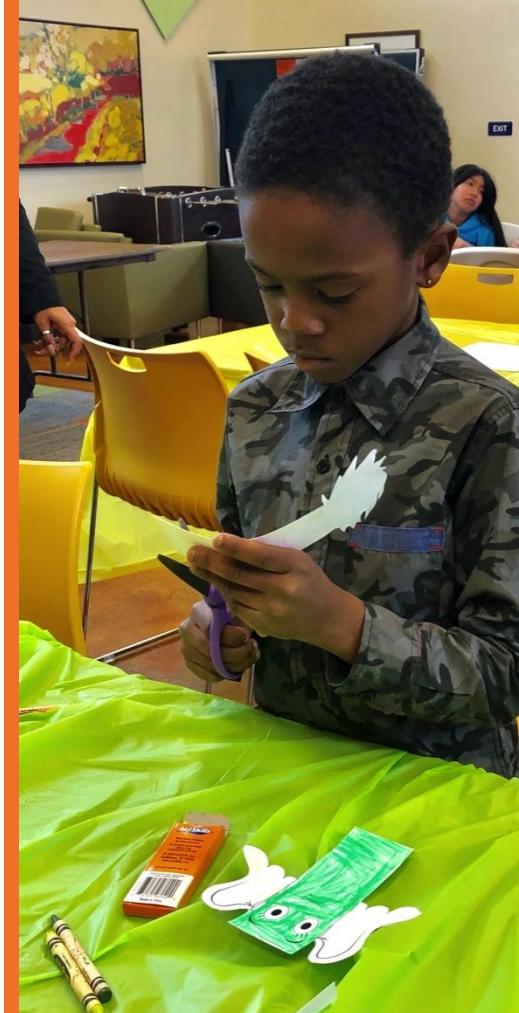
Indicators audited internally and self- certified

- Selection from the Waiting List
- Reasonable Rent
- Determination of Adjusted Income
- Utility Allowance Schedule
- HQS Quality Control Inspections
- HQS Enforcement
- Expanding Housing Opportunities
- Payment Standards



Data verified through HUD's national database and assessments conducted by independent auditors:

- Annual Reexaminations
- Correct Tenant Rent Calculations
- Pre-Contract HQS Inspections
- Annual HQS Inspections
- Lease-Up (next slide)
- Family Self-Sufficiency Enrollment & Percent of FSS Participants with Escrow Account Balances



Deconcentration Bonus

- HUD gives 5 bonus points if a PHA shows that families with children are accessing low-poverty areas.
- Fresno Housing qualifies because our recent moves show more families with children leasing in low-poverty (SAFMR) neighborhoods, meeting HUD's two-year test.



Overall Performance Ratings

- Fresno Housing receives 2 separate scores (City and County)
- Maximum Points Possible
 - City Program 135
 - County Program 145
 - *County program has more points possible due to the Family Self-Sufficiency program*
- Bonus Indictors provide an additional 5 points
- SEMAP Status
 - 90% - 100% High Performer
 - 60% - 89% Standard Performer
 - Below 60% Troubled Performer



	HCV City Program	2024 Score	2025 Score	Max Points	
1	Selection from Waiting List	15	15	15	
2	Rent Reasonableness	20	20	20	
3	Determination of Adjusted Income	20	15	20	
4	Utility Allowance	5	5	5	
5	Housing Quality Standard (HQS) Inspections	5	5	5	
6	HQS Enforcement	0	0	10	
7	Housing Opportunity	5	5	5	
8	Payment Standards	5	5	5	
9	Annual Reexaminations	10	10	10	
10	Correct Tenant Rent Calculations	5	5	5	
11	Pre-Contract HQS Inspections	5	5	5	
12	Annual HQS Inspections	10	10	10	
13	Lease-Up	20	20	20	
14	FSS Enrollment & Escrow Accounts	N/A	N/A	N/A	
Deconcentration Bonus		N/A	5	N/A	
Total Points & Overall Rating		135	125	135	

	HCV County Program	2024 Score	2025 Score	Max Points
1	Selection from Waiting List	15	15	15
2	Rent Reasonableness	20	15	20
3	Determination of Adjusted Income	20	20	20
4	Utility Allowance	5	5	5
5	Housing Quality Standard (HQS) Inspections	5	5	5
6	HQS Enforcement	10	0	10
7	Housing Opportunity	5	5	5
8	Payment Standards	5	5	5
9	Annual Reexaminations	10	10	10
10	Correct Tenant Rent Calculations	5	5	5
11	Pre-Contract HQS Inspections	5	5	5
12	Annual HQS Inspections	10	10	10
13	Lease-Up	20	20	20
14	FSS Enrollment & Escrow Accounts	10	10	10
Deconcentration Bonus		N/A	5	N/A
Total Points & Overall Rating		145	135	145

Fresno Housing SEMAP Ratings for 2025

- Fresno City – CA006

–High Performer for 2025

- Fresno County – CA028

–High Performer for 2025



Thank you!



BOARD MEMO



TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 01/27/2026
AGENDA ITEM: 9a
SUBJECT: Declaration of Surplus Property and Recommendation for Disposition: Roosevelt Property

AUTHOR: Jazmin Gallardo
DEPARTMENT: Real Estate Development
MEMO DATE: 01/21/26

Executive Summary

The purpose of this board item is to seek approval as required by the Surplus Land Act (SLA) for disposition of real property and make certain determinations for the Roosevelt Apartments (Fresno) and Sunset II Apartments (Reedley) and in accordance with the Agency's Non-Public Housing Disposition Policy passed in October 2025. Based on parcel size, ownership, and applicable statutory guidelines, Fresno Housing staff has evaluated each property and parcel to determine whether it qualifies as Exempt Surplus Land or Surplus Land under the SLA.

Roosevelt Apartments consists of 5 units, owned by the Housing Authority of the City of Fresno, qualifies as Exempt Surplus Land due to its lot size being below the one-half acre threshold. Sunset II Apartments, owned by Silvercrest, Inc., consists of 14 units located on three separate parcels. One parcel exceeds the one-half acre guideline and is therefore classified as Surplus Land, while the remaining two parcels fall below the threshold and qualify as Exempt Surplus Land. These properties have been evaluated and identified these assets are candidates to dispose of. The properties are small and logically challenging to property manage. This is part of the Agency's portfolio repositioning strategy. Below is a summary of the properties and recommended actions:

- Roosevelt Apartments:
 - Parcel 459-033-20 – 466 N. Roosevelt Ave., Fresno, CA 93701
 - Determine as "Exempt Surplus Land"
- Sunset II Apartments:
 - Parcel 370-143-56T – 806 E. Lingo Ave., Reedley, CA 93654
 - Determine as "Surplus Land"
 - Parcel 368-183-04T – 814 E. Duff Ave., Reedley, CA 93654
 - Determine as "Exempt Surplus Land"
 - Parcel 370-164-17T – 1039-1041 B. Street, Reedley, CA 93654
 - Determine as "Exempt Surplus Land"

Recommendation

Staff recommends the Housing Authority of the City of Fresno Board of Commissioners and the Housing Authority of Fresno County Board of Commissioners authorize Tyrone Roderick Williams, CEO, Michael Duarte, Deputy Executive Director, and/or their designee to negotiate and execute necessary documents related to this action and approve the determination under the Surplus Land Act for

FRESNO HOUSING

Roosevelt Apartments. For Sunset II Apartments, it is informational only as the property is owned by Silvercrest, Inc. and the Board of Silvercrest, Inc. will take action. Based on parcel size, ownership, and statutory guidelines, staff has determined that Roosevelt Apartments qualifies as Exempt Surplus Land, while Sunset II Apartments consists of both Surplus Land and Exempt Surplus Land parcels. Staff further recommends that the Board authorize and adopt the attached resolution in compliance with the Surplus Land Act. Board confirmation of this determination will allow staff to proceed with required noticing, coordination with the California Department of Housing and Community Development, and any subsequent actions consistent with state law and begin to offer/market the subject surplus properties for sale.

Fiscal Impact

There is no immediate fiscal impact associated with the Board's review and confirmation of the Surplus Land Act determinations. A potential future sale of asset could result in sales proceeds to the Agency for use in other real estate activities.

Background Information

In accordance with the Surplus Land Act and the Agency's Non-Public Housing Disposition Policy, staff conducted a parcel-level review of Roosevelt Apartments and Sunset II to determine whether each property meets the criteria for designation as Surplus Land or Exempt Surplus Land. The Surplus Land Act establishes a one-half acre threshold, below which properties may qualify for an exemption, subject to required noticing and approval by the California Department of Housing and Community Development.

Roosevelt Apartments, located at 466 N. Roosevelt Avenue in Fresno and owned by the Housing Authority of the City of Fresno, was evaluated based on its lot size. Available data indicates that the parcel is approximately 7,200 square feet, which is well below the one-half acre guideline of 21,780 square feet. Based on this information, staff determined that Roosevelt Apartments qualifies as Exempt Surplus Land under the Surplus Land Act.

Sunset II, owned by Silvercrest, Inc., consists of 14 units located across three separate parcels, each of which was reviewed independently. One parcel, identified as Assessor's Parcel Number 370-143-56T, contains 10 units and was determined through a 2017 appraisal to be approximately 0.79 acres in size. Because this parcel exceeds the one-half acre threshold, it does not qualify for an exemption and must be designated as Surplus Land. As such, any disposition of this parcel would be subject to the Surplus Land Act's affordability and procedural requirements, including minimum affordable housing set-asides, long-term affordability covenants, and the issuance of a Notice of Availability to qualified entities, followed by a good faith negotiation period. Any property determined as Exempt Surplus Land, does not have to abide by the same procedures as Surplus Land, but rather is required to be noticed to the public for 30 days, and provide HCD with a notification of the resolution and summary.

RESOLUTION 2026—
BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA,
DECLARING A PARCEL OF LAND LOCATED AT
466 N. ROOSEVELT AVENUE, FRESNO, CALIFORNIA 93701
EXEMPT SURPLUS LAND UNDER THE SURPLUS LAND ACT

I. WHEREAS, the Housing Authority of the City of Fresno, California (the “HACF”) is a local public agency organized pursuant to California Health and Safety Code section 34200 *et seq.*; and

II. WHEREAS, the HACF is owner in fee simple of a parcel of real property located at 466 N. Roosevelt Avenue, Fresno, California 93701, that is approximately 7,200 square feet, as more particularly identified in Exhibit “A”, as depicted on the County of Fresno Assessor’s Parcel Map as Assessor’s Parcel Number 459-033-20 included in Exhibit “B”, both of which are attached hereto and made a part hereof (the “Property”); and

III. WHEREAS, the Surplus Land Act, Government Code sections 54220 *et seq.* (as amended, the “Act”), applies when a local agency disposes of “surplus land,” as that term is defined in the Act; and

IV. WHEREAS, the HACF no longer has any use for the Property and the Board of Commissioners (the “Board”) of HACF has determined that the Property is surplus land that is not necessary for the agency’s use; and

V. WHEREAS, the Act exempts certain surplus land from its requirements, including, pursuant to Government Code section 54221(f)(1)(B), surplus land that is less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes; and

VI. WHEREAS, pursuant to the Act, staff conducted a parcel-level evaluation of the Property, determining that the Property parcel (i) measures approximately 7,200 square feet in area (below the one-half acre threshold of 21,780 square feet) and (ii) is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes, and thus qualifies as “Exempt Surplus Land” exempt from the full notice requirements of the Act; and

VII. WHEREAS, the Board of HACF has reviewed the staff evaluation and findings and determines that designation of the Property as Excess Surplus Land is in the best interests of HACF, its residents, and the community by promoting the prioritization of affordable housing development consistent with state law and HACF’s mission.

NOW, THEREFORE, BE IT RESOLVED, DECLARED, AND ORDERED, at a regular public meeting, by the Board of Commissioners of the Housing Authority of the City of Fresno, California, as follows:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Board of the HACF hereby declares that (i) the Property is surplus land and is not necessary for the HACF's use; and (ii) the Property is exempt surplus land pursuant to section 54221(f)(1)(B) of the Act. The basis for this declaration is the Board's finding that the Property is less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes.

Section 3. Staff is hereby authorized and directed to comply with all applicable Act procedural requirements for the Exempt Surplus Parcel, including reporting to the California Department of Housing and Community Development as needed.

Section 4. If any section, subsection, paragraph, sentence, clause, or phrase of this Resolution is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this Resolution.

PASSED, ADOPTED, AND APPROVED this 27th day of January 2026, by the following vote:

AYES:

NOES:

ABSENT:

Sharon Williams, Chair of the Board

ATTEST:

Tyrone Roderick Williams, Secretary of the Board

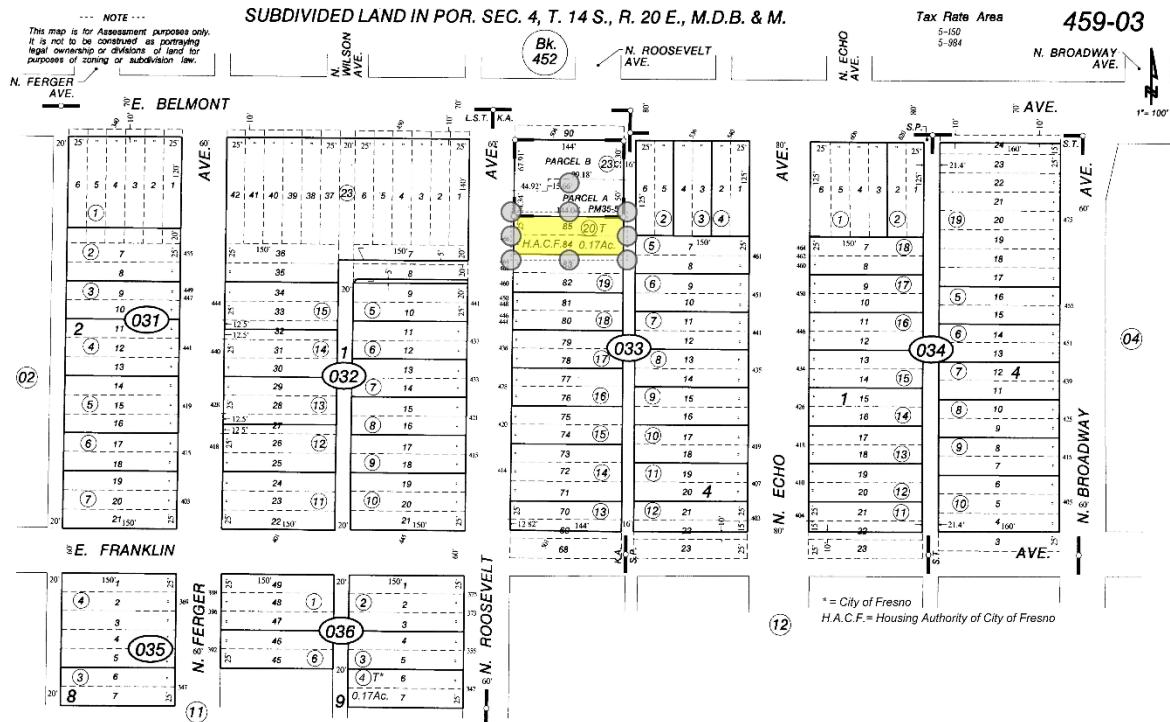
EXHIBIT "A"

The land described herein is situated in the State of California, County of Fresno, City of Fresno, described as follows:

Lots 84 and 85 of Kroeger's Addiditon, according to the map thereof recorded in Book 1, Page 51 of Plats, Fresno County Records.

A.P.N. 459-033-20

EXHIBIT "B"



Kroeger's Addition - Plat Bk. 1, Pg. 51 Sunset Tract - R.S. Bk. 5, Pg. 33

La Sierra Tract - R.S. Bk. 5, Pg. 49

Parcel Map No. 79-64, Bk. 35, Pg. 5

H 07-05-2020 EMV 21R

Stratford Place - R.S. Bk. 9, Pg. 20

Assessor's Map Bk. 459 - Pg. 03

County of Fresno, Calif.

BOARD MEMO



TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 01/27/2026
AGENDA ITEM: 9b
SUBJECT: Consideration of the Memorandum of Understanding with SEIU Local 521 for the Period of January 1, 2026 to December 31, 2026

AUTHOR: Jeff Cardell
DEPARTMENT: Director of Human Resources
MEMO DATE: Human Resources
MEMO DATE: 01/22/2026

Executive Summary

Authorized representatives of the Union and Fresno Housing have met, conferred and reached a tentative agreement on a successor Memorandum of Understanding (MOU) for the period of January 1, 2026 through December 31, 2026. The Union notified the Agency that the employees represented by SEIU voted to approve the successor MOU on January 21, 2026.

Recommendation

It is recommended that the Boards of Commissioners adopt resolutions approving the successor MOU that will be effective from January 1, 2026 through December 31, 2026.

Fiscal Impact

The 2026 expenses of approximately \$204,215 associated with adoption of the MOU have been included in the 2026 budget that was approved by the Boards in December 2025.

Background Information

Designated Fresno Housing and SEIU representatives began meeting and conferring in October 2025 and reached a tentative agreement on a successor MOU on January 13, 2026. SEIU advised that the tentative agreement was ratified by the membership on January 21, 2026.

Significant changes to the MOU are summarized below.

Term of Agreement: January 1 through December 31, 2026

One Time Payment: Each employee shall receive a one-time payment of \$1625 following Board approval.

Footwear: Increase the allowance from \$150 to \$185 for Maintenance staff and define the respective footwear requirements for Inspections and Maintenance staff.

Evaluations: Adjust the evaluation date for absences of 90 or more days by the number of days on leave.

Bereavement Leave: Increase the number of paid leave days from 3 to 5 in all instances and update the qualifying family relationship consistent with state law.

FRESNO HOUSING

Vacation: Caps accrual at 360 hours and suspends vacation cash out for the term of the agreement.

Sick Leave: Consistent with state law add that it can be used when an employee or family member is a victim of a violent crime, update the definition of family member consistent with state law and when an absent employee's sick leave balance is exhausted, they will use their vacation and or comp time.

Holiday Leave: Must be in a paid status the full day before and after the holiday to be paid for the holiday. Add the second half of Christmas Eve.

Personal Unpaid Leave of Absence: Clarifying that it cannot exceed twelve consecutive months and on an intermittent basis, for the same reason, no more twelve months within a twenty-four-month period.

Suspension, Reduction in Pay, Demotion and Discharge: Add the following to the dishonesty cause of action: including fraudulent activity, pattern of omission or misrepresentation of information, falsifying records, or intentionally submitting inaccurate data.

Alternative Work-Week Schedule and Hours of Work: Include side-letter language regarding part time hours and core hours of full-time employees.

Standby/On-Call Pay: Clarifying language that employees are ineligible to sign up if they have been disciplined in the prior six months.

Workplace Violence Prevention Plan: Include a new article that meets the requirements of Labor Code 6401.9 similar to our Workplace Violence Prevention Policy.

RESOLUTION



RESOLUTION NO. _____

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

**RESOLUTION TO APPROVE THE MEMORANDUM OF UNDERSTANDING
BETWEEN FRESNO HOUSING AND SERVICE EMPLOYEES' INTERNATIONAL
UNION**

WHEREAS, a Memorandum of Understanding between Fresno Housing and SEIU Local 521 for the period of November 1, 2022 through December 31, 2025 was approved by the Board on January 24, 2023; and

WHEREAS, both parties have met and conferred in good faith and have reached an agreement on a successor Memorandum of Understanding for the period of January 1, 2026 through December 31, 2026.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body of the above agency does hereby approve the Memorandum of Understanding.

PASSED AND ADOPTED THIS 27th day of January, 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

RESOLUTION



RESOLUTION NO. _____

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

**RESOLUTION TO APPROVE THE MEMORANDUM OF UNDERSTANDING
BETWEEN FRESNO HOUSING AND SERVICE EMPLOYEES' INTERNATIONAL
UNION**

WHEREAS, a Memorandum of Understanding between Fresno Housing and SEIU Local 521 for the period of November 1, 2022 through December 31, 2025 was approved by the Board on January 24, 2023; and

WHEREAS, both parties have met and conferred in good faith and have reached an agreement on a successor Memorandum of Understanding for the period of January 1, 2026 through December 31, 2026.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body of the above agency does hereby approve the Memorandum of Understanding.

PASSED AND ADOPTED THIS 27th day of January, 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners