

BOARD UPDATE

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TO: Boards of Commissioners
Fresno Housing Authority

FROM: Preston Prince
CEO/Executive Director

SUBJECT: Proposed Changes to the 2019 Public Housing Authority, (PHA)
Agency Plans

DATE: July 12, 2018

BOARD MEETING: July 24, 2018

AGENDA ITEM: Number

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Executive Summary

The purpose of this update is to provide the Boards of Commissioners with materials that will facilitate the review of the proposed changes to the 2019 Agency Plans. As reported to the Boards at the June Boards of Commissioners meeting, the Agency is in the process of completing required annual updates to these Agency Plans. The Agency Plans consist of the three prevailing policies and administrative documents that govern our major programs, including the Annual Plan, the Administrative Plan and the Admissions & Continued Occupancy Policy (ACOP). Both the County and the City PHAs have one of each of the documents listed below:

- The **PHA Annual Plans: Updates to the Five Year Plan are submitted every year** outlining progress on activities for the PHA, including additional information on those plans and adding new activities.
Note: Asset Management and Development activities are only included in Annual Plan documents.
- The **Administrative Plans:** These plans encompass and clarify the policies applicable to the administration of the Housing Choice Voucher Program (HCV).
- The **Admissions & Continued Occupancy Policies (ACOP):** These plans encompass and clarify the policies applicable to the Low Income Public Housing Program (LIPH).

Process

The process for completing the review, discussions, public notice and hearing, and adoption of the changes to these plans are as follows:

- July 18: Documents will be provided to the Boards via a Board Update to allow additional time to review prior to the July Board Meeting.
- July 24: Agency Plans will be on the Boards of Commissioners meeting agenda for discussion.

- July 26: Official Public Comment Period begins. All documents will be available at multiple locations throughout the County, and on the Agency website, for official public comment beginning July 26, 2018 through September 8, 2018, for the 45 day HUD-required comment period outlined.
- August 21: Boards of Commissioners meeting agenda will allow for additional Board discussion, comments, and follow up.
- September 8: Official 45-Day Public Comment period ends.
- September 25: Boards of Commissioners Meeting. Public Hearing occurs. Staff requests Board Adoption.
- October 17: Final Submission required to HUD.

45-Day Comment Period

The 45-day public comment period for the PHA Agency Plans is announced in the Fresno Bee and posted on our website. The notice instructs the public on how they may access, review, and comment on the proposed Plan. Staff have been meeting with the Resident Advisory Boards (RAB) and additional meetings are scheduled to discuss proposed amendments to the Plans. Comments received from the public and the RABs are presented to the Commissioners throughout the process with a final deadline for comments at the Public Hearing to be held concurrently with the regular September Board meeting in the Central Office Boardroom on September 25, 2018. At that time the Commissioners will be asked to adopt the 2019 PHA Annual Plans for submission to HUD by October 17, 2018.

Documents for Review

Staff have prepared a variety of documents/tools to assist the Boards and the public in reviewing the above documents and proposed changes. The changes are color coded throughout the set of documents. The colors represent the following:

Green: Regulatory changes. These are changes to the plans required by HUD.

Yellow: Significant changes. Significant changes (yellow) are those that impact the eligibility and admissions policies of the programs as delineated by HUD.

Blue: Recommendations by Staff. Staff recommendations are those which the Agency has discretion at the local level, permitted by HUD, and can be adopted by the Boards of Commissioners.

Gray: Additions to Annual Plan for Development, home ownership programs, and Asset Management activities.

Documents Attached

- **Annual Plan Draft Changes:** The form attached is required by HUD and contains a summary of the changes to the 5-Year Plan, including a summary of the significant changes to the Admin Plan and the ACOP. It also contains a summary of progress on various activities including affordable housing Development and Asset Management. HUD requests that only significant changes to the ACOP and Admin Plan be summarized on this form. A copy is included for both the County and the City Boards. A full description of Asset Management and Development changes are included and additions for 2019 are noted in orange. HUD allows for all potential projects to be listed, including projects not yet approved by the Board. This allows agencies flexibility in planning.

- **Summary of Proposed Changes:** A summary of all the material changes to the plans that include all changes required by HUD, all significant changes to the plan (which are ones that impact the eligibility and admissions policies of the programs) and changes recommended by staff that are discretionary at the local level. This summary also provides context for why the changes are being recommended.
- **Excel Spreadsheets for the Admin Plan and the ACOP:** These provide more details and include the exact language that is currently in the plans, and the recommended changes. The document is an easy reference to the specific language in the 2018 documents and the proposed 2019 language without having to refer to the plans themselves, each of which are several hundred pages long.
- **Links to the Draft Administrative Plans and Draft ACOPs:** Links have been provided to the entire documents so that the Commissioners and the public can access the source documents.

Follow this link to view attachments A1 – C4: <http://fresnohousing.org/2019agencydrafts/>

Attachments:

Attachment A1 – (City) PHA 2019 Annual Plan (draft)

Attachment A2 – (County) PHA 2019 Annual Plan (draft)

Attachment B1 – (City_County) Summary of 2019 Proposed Changes HCV Admin Plan (draft)

Attachment B2 – (City_County) Summary of 2019 Proposed Changes HCV Admin Plan excel (draft)

Attachment B3 – (City) 2019 Administrative Plan (draft)

Attachment B4 – (County) 2019 Administrative Plan (draft)

Attachment C1 – (City_County) Summary of 2019 Proposed Changes HMD ACOP (draft)

Attachment C2 – (City_County) Summary of 2019 Proposed Changes ACOP (excel) (draft)

Attachment C3 – (City) 2019 ACOP (draft)

Attachment C4 – (County) 2019 ACOP (draft)