

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
--------------------------------------------------------------------	-----------------------------------------------------------------------------------------	------------------------------------------

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> PHA Name: <u>HOUSING AUTHORITY OF THE CITY OF FRESNO (FH)</u> PHA Code: <u>CA006</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2019</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>509</u> Number of Housing Choice Vouchers (HCVs) <u>7,156</u> Total Combined Units/Vouchers <u>7,665</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
Lead PHA:																											

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Significant changes to Admissions and Continued Occupancy Policy (ACOP) for Public Housing include the following:

Other Policies that Govern Eligibility, Selection, and Admissions

Chapter 3 - Eligibility and Suitability for Admissions Policies

Section 3.25: Mandatory Denial of Assistance [24 CFR 960.204] - Updated denial time frame for eviction due to drug-related activity from five-years to three (3) years.

Chapter 4 – Pre-Application, Management of the Interest List and Resident Selection

Section 4.23 Preference Denial: Updated language indicating when a family does not receive the preference their application may be cancelled or put back on the waitlist; unless the family was selected during the final draw in which case the pre-application may be cancelled

Chapter 5 - Occupancy Standards & Unit Offers

Section 5.3: Plan for Unit Offers: Updated policies regarding Plan for Unit offers to reduce the number of unit offers an applicant will receive from three (3) to one (1) due to interest list are no longer identified by community wide but are site or city specific.

Section 5.4: Time Limit for Unit Offer Acceptance or Refusal – Updated policy language to align with reduction of three (3) unit offers to one (1) unit offer in Section 5.3.

Significant changes to Administrative Plan (Admin Plan) for Housing Choice Voucher include the following:

Other Policies that Govern Eligibility, Selection, and Admissions

Chapter 3: Selection from the Interest List for Admission

Section 3.4.3: Increasing the number of limited homeless preference vouchers.

Section 3.4.5: Updated language indicating when a family does not receive the preference their application may be cancelled or put back on the waitlist; unless the family was selected during the final draw in which case the pre-application may be cancelled.

Chapter 5: Subsidy Standards

Section 5.2: Updated language to indicate that single persons will be issued a one bedroom.

Chapter 11: Payment Standards, Rent Reasonableness, and Owner Rents

Section 11.2: Proposing policy to consider option to opt-in to usage of the Small Area FMR or set payment standards based on the Small Area FMR in order to promote leasing in opportunity areas.

Chapter 22: Project Based Vouchers

Section 22.27.3: Proposing policy to consider option to opt-in to usage of the Small Area FMR or set payment standards based on the Small Area FMR in order to promote leasing in opportunity areas.

Attached drafts of ACOP and Admin Plan include all modifications for 2019.

Homeownership Programs

FH intends to rehab and sell remaining single-family homes to eligible low income families for the following units located in the City of Fresno:

<u>Unit</u>	<u>Address</u>
105417	4524 E. Grove Street
107417	1702 S. Recreation
007916	5177 W. Donner
312918	3129 E. Townsend

Asset Management

In 2015 HUD issued a Rental Assistance Demonstration (RAD) portfolio conversion award to FH for 426 public housing units. To date HUD has issued specific Commitments to enter into Housing Assistance Payments (CHAPs) for 242 of these units located in Central and West/Southwest Fresno, excluding 46 units in Southwest Fresno that converted to Project Based Rental Assistance (PBRA) in 2017. The FH is evaluating the conversion of these properties to Project Based Rental Assistance (PBRA) or Project Based Vouchers (PBV) utilizing the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program, Low-Income Housing Tax Credit program, or the Section 18 disposition program. These conversions may include demolition, rehabilitation, and new construction of the residential units to preserve their long-term affordability. In the interim, staff will continue to carry out the Five-Year Action Plan for the Capital Fund Program. These include safety and structural improvements, energy efficiency upgrades, and site improvements. In addition to HUD capital funds, staff is exploring the use of state energy efficiency funding.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

Completed previously

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- | | |
|-------------------------------------|-------------------------------------|
| Y | N |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Hope VI or Choice Neighborhoods

West Fresno Planning

FH proposes to apply for Choice Neighborhoods Planning Grant funds to support working with community partners to create a plan that may include new mixed-income residential development in a variety of communities in West Fresno, new community services, community-serving retail and commercial development, and a potential home ownership component. The plan may include the replacement of the existing family housing owned and operated by the Fresno Housing Authority.

Schedule:

01/2019 Choice Neighborhoods Application
06/2019 Planning Activities Begin
06/2020 Planning Activities Complete/Implementation Begins

Mixed Finance Modernization or Development

Several mixed finance developments are contemplated for development in partnership with the Housing Authority, and may use Public Housing Capital Funds, rental subsidy, RHF, Project Based Vouchers, Project Based Rental Assistance Vouchers and other available public housing or HUD funds to accomplish these goals.

Renaissance at Parc Grove IV

The site is located in Central Fresno adjacent the Veterans Administration. The project consists of 39 affordable, very-low to low-income housing apartment rentals for veterans, and 1 manager's unit.

Schedule:

07/2018 VHHP Funding Application
11/2018 VHHP Award Announcement
03/2019 Tax Credit Application
12/2019 Construction Start
12/2020 Construction Completion

Highway City Center Point Development

The subject site consists of two parcels, APN's 510-030-17 (a portion of) and 510-030-25 (a portion of), currently zoned for RS-5 single family residential (max 12 D.U. acre). The total development area will be between approximately 4 acres. The subject site is located on the eastern side of N. Polk Avenue, and north of W. Gettysburg Avenue within the City of Fresno, California. The subject site is currently vacant land. The project is proposed to consist of between 40 and 50 low-income residential units. The site is a potential location for a transfer of assistance under the Rental Assistance Demonstration program

Schedule:

03/2019 Tax Credit Application
12/2019 Construction Start
12/2020 Construction Completion

Renaissance Developments

The proposed developments are proposed as permanent supportive housing to be located at multiple sites throughout the City of Fresno. FH's vision for the project consists of up to 40 to 60 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit at each site. Development may consist of substantial rehabilitation and/or new construction at three to four sites.

Schedule:

06/2019 Tax Credit Application
03/2020 Construction Start
03/2021 Construction Completion

Simpson and Blackstone Corridor Development

The proposed development is located on the Blackstone corridor. FH's vision for the project consists of 40-50 affordable apartments built around existing rehabilitated commercial frontage. The project is a potential Rental Assistance Demonstration transfer of assistance site.

Schedule:

03/2019 Tax Credit Application
12/2019 Construction Start
12/2020 Construction Completion

Transit Oriented Development Central Fresno

The proposed development is located in the City of Fresno along one of the proposed Bus Rapid Transit (BRT) corridors. FH's vision for the project consists of 40-80 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

06/2019 Tax Credit Application
03/2020 Construction Start
03/2021 Construction Completion

High Density Downtown Redevelopment Project

FH envisions a high density downtown project located at the current FH Central Office site. The project could potentially be co-located with planned commercial construction or market rate housing.

Schedule:

03/2019 Tax Credit Application
12/2019 Construction Start
12/2020 Construction Completion

Chinatown Mixed-Use Development

The proposed project would be a new construction mixed-use development with up to 60 affordable units and commercial space located at F and Mariposa Streets along the High Speed Rail corridor. The project is a potential Rental Assistance Demonstration transfer of assistance site.

Schedule:

03/2019 Tax Credit Application
12/2019 Construction Start
12/2020 Construction Completion

Southeast Fresno Mixed-Use Development

FH is seeking to identify a location for a proposed mixed-use development. Several stakeholders, including the agency, envision a development which consists of community resources, commercial space and low-income housing units. The project concept envisions community resources serving the Hmong community, as well as a multi-purpose community space.

Schedule:

03/2019 Tax Credit Application
12/2019 Construction Start
12/2020 Construction Completion

North Fresno Family Development

FH is searching for sites to develop multi-family low-income rental housing in North Fresno. The concept includes 40 to 60 units of housing designed for families and workforce residents. The development may include the transfer of RAD rental assistance from one or more existing low-income public housing properties.

Schedule:

03/2019 Tax Credit Application
12/2020 Construction Start
12/2021 Construction Completion

West Fresno Development

FH's vision will include new mixed-income residential development in a variety of communities in West Fresno, new community services, community-serving retail and commercial development, which may include the replacement of the existing family housing owned and operated by the Fresno Housing Authority. The project may include transfer of assistance from adjacent public housing units undergoing RAD conversion. The project may include a home ownership component.

Schedule:

06/2019 Tax Credit Application
03/2020 Construction Start
03/2021 Construction Completion

Demolition and/or Disposition

The agency is considering the disposition and potential demolition of select low-income public housing properties throughout the City of Fresno. An approved disposition would allow the subject properties to be disposed at Fair Market Value (FMV) and allow for substantial rehabilitation and /or new construction utilizing low-income tax credit funding. The potential projects could consist of substantial rehabilitation or demolition and new construction of the residential units to preserve their long-term affordability, made possible by disposition from the public housing portfolio under HUD's Section 18 program.

One or more of properties may also be submitted for the traditional Demo/Dispo program rather than through the Rental Assistance Demonstration program.

2019 Potential Applications:

City AMP 1 (182 units)
Monte Vista Terrace (44 Units)
Sequoia Courts (60 Units)
Sequoia Courts Terrace (78 Units)

City AMP 2 (198 Units)
Sierra Plaza (partial, 26 Units)
Fairview Heights Terrace (74 Units)
Sierra Terrace (26 Units)
Desoto Gardens (28 Units)

Disposition activities under HUD's Section 18 program may include land which does not contain Low-Income Public Housing units or non-dwelling units and which could be utilized for the construction or preservation of another type of low-income housing or community facility. Disposition activity of land may include but is not limited to land in the following areas:

City AMP 1
Monte Vista Terrace
Sequoia Courts
Sequoia Courts Terrace

City AMP 2
Desoto Gardens II
Fairview Heights Terrace

City AMP 5
Yosemite Village II

City AMP 8
Pacific Gardens

Renaissance at Parc Grove IV

The site is located in Central Fresno adjacent the Veterans Administration. The project consists of 39 affordable, very-low to low-income housing apartment rentals for veterans, and 1 manager's unit.

Schedule:

07/2018 VHHP Funding Application
11/2018 VHHP Award Announcement
03/2019 Tax Credit Application
12/2019 Construction Start
12/2020 Construction Completion

Conversion of Public Housing to Project-Based Assistance under RAD

These conversions may include demolition, rehabilitation, and new construction of the residential units to preserve their long-term affordability. The number and location of public housing units anticipated for conversion in 2019-2021 are broken down as follows:

2019 Potential Funding Applications:

City AMP 1 (182 Units)

Monte Vista Terrace (44 Units)
Sequoia Courts (60 Units)
Sequoia Courts Terrace (78 Units)

City AMP 2 (198 Units)

Sierra Plaza (partial, 26 Units)
Fairview Heights Terrace (74 Units)
Sierra Terrace Lower (26 Units)
Desoto Gardens (28 Units)

City AMP 5

Yosemite Village (69 Units)

City AMP 7

Parc Grove II (31 Units)

City AMP 8

Pacific Gardens (22 Units)

Southeast Fresno RAD excess transfer – up to 3 PBRAs

Chinatown Mixed-Use Project - 40 to 60 PBRAs

Blackstone and Simpson- 40-60 PBRAs

Policy changes for RAD converted projects related to waiting list, admission, and selection are as follows:

- Adopting a selection method by lottery for Project Based Rental Assistance

Project-Based Vouchers

The FH may attach Project Based Vouchers (PBV) to projects in which the FH has ownership or controlling interest, without following a competitive process, when the FH engages in an initiative(s) to improve, develop, convert under the HUD Rental Assistance Demonstration, preserve, and/or replace a public housing property(ies) or site(s). Ownership Interest means that the FH or its officers, employees, or agents are in an entity that holds any such direct or indirect interest in the building(s) and/or real property, including, but not limited to an interest as: titleholder; lessee; a stockholder; a member, or general or limited partner; or a member of a limited liability corporation or limited partnership. Projects selected with this exemption method will typically include planning rehabilitation or construction on the project with a minimum of \$25,000 per unit in hard costs. However, this minimum per unit cost would not be applicable in a situation where the FH is replacing a public housing property(ies) or site(s) with existing housing owned or controlled by the FH.

Project Based Vouchers (PBV's) are contemplated to be utilized at a number of developments either in traditional Low-Income Housing Tax Credit (LIHTC) developments or through the U.S Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program. The number and location of PBV's proposed for 2019 are broken down as follows:

City AMP 1 (182 Units)

Monte Vista Terrace (44 Units)
Sequoia Courts (60 Units)
Sequoia Courts Terrace (78 Units)

City AMP 2 (198 Units)

Sierra Plaza (partial, 26 Units)
Fairview Heights Terrace (74 Units)
Sierra Terrace Lower (26 Units)
Desoto Gardens (28 Units)

Schedule:

03/01/2019 & 07/01/2019 Tax Credit Applications
07/01/2019 & 10/01/2019 Tax Credit Award
12/01/2019 & 03/01/2020 Construction Starts
12/01/2020 & 03/01/2021 Construction Completions

Parc Grove Commons Phase IV: – up to 40 Project-Based Vouchers.

Renaissance Developments

The proposed developments are proposed as permanent supportive housing to be located at multiple sites throughout the City of Fresno. FH's vision for the project consists of up to 40 to 60 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit at each site. Development may consist of substantial rehabilitation and/or new construction at three to four sites.

Schedule:

03/2019 Tax Credit Application
012/2019 Construction Start
012/2020 Construction Completion

Simpson and Blackstone Corridor Development

The proposed development is located on the Blackstone corridor. FH's vision for the project consists of 40-50 affordable apartments built around existing rehabilitated commercial frontage. The project is a potential Rental Assistance Demonstration transfer of assistance site. We propose substantial rehabilitation and/or new construction of this site.

Schedule:

03/2019 Tax Credit Application
12/2019 Construction Start
12/2020 Construction Completion

Transit Oriented Development Central Fresno

The proposed development is located in the City of Fresno along one of the proposed Bus Rapid Transit (BRT) corridors. FH's vision for the project consists of 40-80 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit. We propose substantial rehabilitation and/or new construction of this site.

Schedule:

03/2019 Tax Credit Application
12/2019 Construction Start
12/2020 Construction Completion

High Density Downtown Redevelopment Project

FH envisions a high density downtown project located at the current FH Central Office site. The project could potentially be co-located with planned commercial construction or market rate housing. We propose substantial rehabilitation and/or new construction of this site.

Schedule:

03/2019 Tax Credit Application
12/2019 Construction Start
12/2020 Construction Completion

Chinatown Development

The proposed project would be a new construction development located at F and Mariposa Streets along the High Speed Rail corridor. It has the potential to house up to 60 Project Based Voucher residents.

Schedule:

03/2018 TCC/AHSC/IIG Funding applications
03/2019 Tax Credit Application
12/2019 Construction Start
12/2020 Construction Completion

El Puente Project

The proposed project is the rehabilitation of this Emergency Housing development at 4041 Plaza drive. It has the potential to house up to 32 Project Based Voucher residents. We propose substantial rehabilitation and/or new construction of this site.

Schedule:

03/2019 Tax Credit Application
12/2019 Construction Start
12/2020 Construction Completion

Southeast Fresno Mixed-Use Development

FH is seeking to identify a location for a proposed mixed-use development. Several stakeholders, including the agency, envision a development which consists of community resources, commercial space and low-income housing units. The project concept envisions community resources serving the Hmong community, as well as a multi-purpose community space. We propose substantial rehabilitation and/or new construction of this site.

	<p><u>Schedule:</u> 03/2019 Tax Credit Application 12/2019 Construction Start 12/2020 Construction Completion</p> <p><u>North Fresno Family Development</u> FH is searching for sites to develop multi-family low-income rental housing in North Fresno. The concept includes 40 to 60 units of housing designed for families and workforce residents. The development may include the transfer of RAD rental assistance from one or more existing low-income public housing properties. We propose substantial rehabilitation and/or new construction of this site.</p> <p><u>Schedule:</u> 03/2019 Tax Credit Application 12/2019 Construction Start 12/2020 Construction Completion</p> <p><u>West Fresno Development</u> FH's vision will include new mixed-income residential development in a variety of communities in West Fresno, new community services, community-serving retail and commercial development, which may include the replacement of the existing family housing owned and operated by the Fresno Housing Authority. The project may include transfer of assistance from adjacent public housing units undergoing RAD conversion. The project may include a home ownership component. We propose substantial rehabilitation and/or new construction of this site.</p> <p><u>Schedule:</u> 03/2019 Tax Credit Application 12/2019 Construction Start 12/2020 Construction Completion</p> <p><u>Highway City</u> FHs project will include a multifamily housing complex up to 50 units, along with a community building for the complex</p> <p><u>Schedule:</u> 03/2019 Tax Credit Application 12/2019 Construction Start 12/2020 Construction Completion</p> <p><u>Southeast Fresno Senior/Family Development</u> FH is looking at a potential partnership with an existing developer to construct up to 120 units of senior and affordable housing.</p> <p><u>Schedule:</u> 03/2019 Tax Credit Application 12/2019 Construction Start 12/2020 Construction Completion</p> <p>Site-based waiting lists will be established for each mixed finance development.</p> <p>Statement of how project basing would be consistent with our PHA Plan:</p> <p>As the Agency strives to provide housing opportunities for individuals and families in need throughout the City of Fresno, especially those who are most vulnerable, project based vouchers (PBV's) are an essential resource. To date, two projects are under consideration targeting persons with very-low incomes, generally below 30-40% of the area median income. Both projects was selected in accordance with HUD Title 24 Part 983.51 and HACCFs Administrative Plan. Selected projects have demonstrated a need for rent subsidy in order to help offset basic operating costs and allow for the projects' financial feasibility.</p>
<p>B.3</p>	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>B.4</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(a) If yes, please describe : Based on results from 2016. The 2017 audit has not been finalized.</p> <p><u>Timely Reconciliation of Pooled Cash Accounts to the Bank Statements:</u> The auditor determined that at year-end 2016, the Agency had not completed the reconciliations of the Agency's pooled cash accounts. The auditors recommend that the Agency implement procedures to ensure that bank reconciliations for the pooled cash are performed monthly, and completed within thirty days following the end of the preceding month. Additionally, the auditors recommend that any unusual reconciling items identified be as part of the bank reconciliation be promptly investigated and adjusted, as appropriate, with adequate explanations. The Agency agrees with this</p>

	<p>finding and the Auditor's recommendation. Due to the complex nature of the Agency's pooled cash accounts and the software conversion that occurred in 2016, the year-end reconciliation process was more complicated than previous years. Since December, the Agency has implemented additional internal control processes, which will result in accurate and timely reconciliations of all cash accounts to the general ledger on a monthly basis. As of August 2017, the Agency has completed the pooled cash reconciliation through June 2017.</p> <p><u>Improvements Needed in Closing of the Books at Year End:</u></p> <p>The auditor determined that the Agency was not prepared for the audit fieldwork to begin in April 2017, as originally agreed-upon. Furthermore, several adjustments were made to the financial statements after the audit field work had already begun. The auditors recommend that efforts be made by the Agency to adhere to audit timelines agreed to by the Agency, and that the Agency may want to consider having a more structured process of its year-end close to ensure areas are addressed timely. The Agency agrees with this finding and the Auditor's recommendation. Due to the system conversion of accounting software in 2016, there were several additional processes and reconciliations that were needed to finalize the year-end financial statements. While this system change will not happen again in 2017, the Agency is taking this opportunity to review its year-end closing procedures and timeline to ensure that the books are closed and ready to be audited by the agreed-upon timeline. The Agency is also enhancing internal procedures to ensure that major adjustments are completed before the audit begins. The Agency's Controller is responsible for ensuring the fulfillment of this internal control plan.</p>
<p>B.5</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>HOME Tenant Based Rental Assistance</p> <p>HACF has been subcontracted to administer the HOME Tenant-Based Rental Assistance Program (HOME TBRA) on behalf of the City of Fresno. The contract will commence on or about October 1, 2018 and end on or about September 30, 2019. The purpose of HOME TBRA is operation of a supportive housing program via tenant based rental assistance to homeless individuals/families identified by HACF and partners of the Fresno Madera Continuum of Care (FMCoC). The HOME TBRA program is available in the City of Fresno only and is not portable to Fresno County, other counties and/or states. Eligibility is centered on those individuals/families who exhibit homelessness as defined by the U.S. Department of Housing and Urban Development. Additional eligibility could entail measure of morbidity and/or permanent supportive housing suitability as measured by the Vulnerability Index & Service Prioritization Decision Assistance Tool (VI-SPDAT).</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>B.8</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C.</p>	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>

C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p><i>See HUD-50075.2 approved by HUD 8/28/17.</i></p>
-----	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------