

<b>Annual PHA Plan</b> <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
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**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> <b>PHA Name:</b> <u>HOUSING AUTHORITY OF FRESNO COUNTY (FH)</u>      <b>PHA Code:</b> <u>CA028</u>  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA    <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2019</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>608</u>      <b>Number of Housing Choice Vouchers (HCVs)</b> <u>5,652</u>      <b>Total Combined Units/Vouchers</b> <u>6,260</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual Submission         </p> <p> <b>Availability of Information.</b> 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"/> <b>PHA Consortia:</b> (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:																	
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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 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 Eligibility: 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 polices 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 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 Sanger:

<u>Unit</u>	<u>Address</u>
090123	324 J Street
081925	969 Holt Ave
082125	923 Holt Street
082525	856 Church
082825	84 Redwood

**Asset Management**

In 2015 HUD issued a Rental Assistance Demonstration (RAD) portfolio conversion award to FH for 748 public housing units. To date HUD has issued specific Commitments to enter into Housing Assistance Payments (CHAPs) for 495 of these units located in Firebaugh, Kerman, Biola, Reedley, Pinedale, Sanger, Huron, and Southwest Fresno, excluding 150 units in Reedley, Selma, Fowler, Sanger and Parlier that converted to Project Based Rental Assistance (PBRA) between 2015 and 2018. 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
- Hope VI or Choice Neighborhoods.
  - Mixed Finance Modernization or Development.
  - Demolition and/or Disposition.
  - Designated Housing for Elderly and/or Disabled Families.
  - Conversion of Public Housing to Tenant-Based Assistance.
  - Conversion of Public Housing to Project-Based Assistance under RAD.
  - Occupancy by Over-Income Families.
  - Occupancy by Police Officers.
  - Non-Smoking Policies.
  - Project-Based Vouchers.
  - Units with Approved Vacancies for Modernization.
  - Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(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.

**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.

**Magill Terrace RAD**

The 60-unit affordable housing development broke ground in December 2017. The site previously consisted of 20 units of low income public housing that are being converted through RAD. The new development will include a community building, an on-site manager, playground facilities, and high-quality energy efficient units.

**Schedule:**

12/2017 Construction Start  
12/2018 Construction Completion

**Oak Grove RAD**

This 56-unit affordable housing development broke ground in April 2018. The site previously consisted of 50 low-income public housing units in the City of Parlier that are being converted through RAD. The new development will include a community building, on-site manager, playground facilities, and high quality energy efficient units.

Schedule:

06/2017 Tax Credit Application  
04/2018 Construction Start  
04/2019 Construction Completion

Huron RAD

The proposed Huron RAD project aims to rehabilitate three properties (totaling 64 units) in the City of Huron. The project may include transfer of assistance, demo, and/or section 18 disposition.

Schedule:

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

Firebaugh RAD

The Firebaugh RAD project is envisioned in multiple phases. The project may include up to 152 units of low-income housing with substantial rehabilitation, demolition and new construction, and/or transfer of assistance.

Schedule:

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

Pinedale RAD

The proposed development is located in Pinedale, within the City of Fresno boundary. FH's vision for the project consists of substantial rehab of 80 scattered affordable, very-low to low-income housing apartment rentals or the new construction of units on a new parcel of land.

Schedule:

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

Kingsburg Seniors Development

The proposed development is located in Kingsburg, within the County of Fresno boundary. FH's vision for the project consists of new construction of up to 60 affordable senior units along with a community building and open green space. The project will be new construction on a vacant parcel of land.

Schedule:

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

Wedgewood Commons RAD

The Wedgewood complex consists of 64 low-income senior units. The FH envisions a rehabilitation of the property under the RAD program and/or a reconstruction effort.

Schedule:

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

DeSoto Gardens RAD

The FH envisions the potential inclusion of the DeSoto Gardens property (40 units) in a larger redevelopment of adjacent sites (affordable housing owned by the Housing Authority of the City of Fresno), not excluding the possibility of a transfer of assistance or substantial rehabilitation.

Schedule:

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

San Joaquin Commons Apartments

The proposed development is located in the City of San Joaquin. FH's vision for the project consists of 50-80 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

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

Citrus Gardens Orange Cove

The proposed development is located in the City of Orange Cove. FH's vision for the project consists of substantial rehab of 30 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

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

Willow and Alluvial

This site is currently vacant land located in the City of Clovis and is currently envisioned for up to 60 units of affordable family housing.

Schedule:

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

**Demolition and/or Disposition**

The agency is considering the disposition and potential demolition of select low-income public housing properties throughout the County 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:

*County AMP 1*

Pinedale Apartments (50 Units)  
Pinedale Apartments (30 Units)  
Desoto Gardens (40 Units)  
Marcelli Terrace (24 Units)

*County AMP 2*

Del Rey Complex (30 Units)  
Laton Apartments (20 Units)  
Wedgewood Commons (64 Units)

*County AMP 3*

Sunset Terrace I (20 Units)

*County AMP 4*

Mendoza Terrace (50 Units)  
Mendoza Terrace II (40 Units)  
Firebaugh Elderly (30 Units)  
Cardella Courts (32 Units)

*County AMP 6*

Taylor Terrace (28 Units)  
San Joaquin Apartments (20 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:

*County AMP 1*

Pinedale Apartments  
Pinedale Apartments  
Desoto Gardens  
Marcelli Terrace

*County AMP 2*

Del Rey Complex  
Laton Apartments  
Wedgewood Commons

*County AMP 3*

Sunset Terrace I

*County AMP 4*

Mendoza Terrace  
Mendoza Terrace II  
Firebaugh Elderly  
Cardella Courts

*County AMP 5*  
Helsem Terrace  
Biola Apartments

*County AMP 6*  
Cazares Terrace  
Cazares Terrace II  
Huron Apartments  
Taylor Terrace  
San Joaquin Apartments

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

**Designated Housing for Elderly and/or Disabled Families**

These developments may include demolition, rehabilitation, and new construction of residential units designed for elderly and/or disabled families.

**Kingsburg Seniors Development**

The proposed development is located in Kingsburg, within the County of Fresno boundary. FH's vision for the project consists of new construction of up to 60 affordable senior units along with a community building and open green space. The project will be new construction on a vacant parcel of land.

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

**Wedgewood Commons RAD**

The Wedgewood complex consists of 64 low-income senior units. The FH envisions a rehabilitation of the property under the RAD program and/or a reconstruction effort.

Schedule:  
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 2018-2020 are broken down as follows:

**2019 Potential Funding Applications:**

*County AMP 1*  
Pinedale Apartments (50 Units)  
Pinedale Apartments (30 Units)  
Desoto Gardens (40 Units)  
Marcelli Terrace (24 Units)

*County AMP 2*  
Del Rey Complex (30 Units)  
Laton Apartments (20 Units)  
Wedgewood Commons (64 Units)

*County AMP 3*  
Sunset Terrace I (20 Units)

*County AMP 4*  
Mendoza Terrace (50 Units)  
Mendoza Terrace II (40 Units)  
Firebaugh Elderly (30 Units)  
Cardella Courts (32 Units)

*County AMP 6*  
Taylor Terrace (28 Units)  
San Joaquin Apartments (20 Units)

*County AMP 7*  
Granada Commons (8 Units)

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:

*County AMP 1*

Pinedale Apartments (50 Units)  
Pinedale Apartments (30 Units)  
Desoto Gardens (40 Units)  
Marcelli Terrace (24 Units)

*County AMP 2*

Del Rey Complex (30 Units)  
Laton Apartments (20 Units)  
Wedgewood Commons (64 Units)

*County AMP 3*

Sunset Terrace I (20 Units)

*County AMP 4*

Mendoza Terrace (50 Units)  
Mendoza Terrace II (40 Units)  
Firebaugh Elderly (30 Units)  
Cardella Courts (32 Units)

*County AMP 6*

Taylor Terrace (28 Units)  
San Joaquin Apartments (20 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

**Huron RAD**

The proposed Huron RAD project aims to rehabilitate three properties (totaling 64 units) in the City of Huron. The project may include transfer of assistance, demo, and/or section 18 disposition.

Schedule:

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

**Firebaugh RAD**

The Firebaugh RAD project is envisioned in multiple phases. The project may include up to 152 units of low-income housing with substantial rehabilitation, demolition and new construction, and/or transfer of assistance.

Schedule:

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

**Pinedale RAD**

The proposed development is located in Pinedale, within the City of Fresno boundary. FH's vision for the project consists of substantial rehab of 80 scattered affordable, very-low to low-income housing apartment rentals or the new construction of units on a new parcel of land.

	<p><u>Schedule:</u> 03/2019 Tax Credit Application 12/2019 Construction Start 12/2020 Construction Completion</p> <p><u>Wedgewood Commons RAD</u> The Wedgewood complex consists of 64 low-income senior units. The FH envisions a rehabilitation of the property under the RAD program and/or a reconstruction effort.</p> <p><u>Schedule:</u> 03/2019 Tax Credit Application 12/2019 Construction Start 12/2020 Construction Completion</p> <p><u>DeSoto Gardens RAD</u> The FH envisions the potential inclusion of the DeSoto Gardens property (40 units) in a larger redevelopment of adjacent sites (affordable housing owned by the Housing Authority of the City of Fresno), not excluding the possibility of a transfer of assistance or substantial rehabilitation. We propose substantial rehabilitation and/or new construction.</p> <p><u>Schedule:</u> 03/2019 Tax Credit Application 12/2019 Construction Start 12/2020 Construction Completion</p> <p><u>San Joaquin Commons Apartments</u> The proposed development is located in the City of San Joaquin. FH's vision for the project consists of 50-80 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit. We propose substantial rehabilitation and/or new construction.</p> <p><u>Schedule:</u> 03/2019 Tax Credit Application 12/2019 Construction Start 12/2020 Construction Completion</p> <p><u>Citrus Gardens Orange Cove</u> The proposed development is located in the City of Orange Cove. FH's vision for the project consists of substantial rehab and/or new construction of 30 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.</p> <p><u>Schedule:</u> 03/2018 Tax Credit Application 12/2019 Construction Start 12/2020 Construction Completion</p> <p><u>Kingsburg Seniors Development</u> The proposed development is located in Kingsburg, within the County of Fresno boundary. FH's vision for the project consists of new construction of up to 60 affordable senior units along with a community building and open green space. The project will be new construction on a vacant parcel of land.</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 Fresno County, especially those who are most vulnerable, project based vouchers (PBV's) are an essential resource. To date, projects that are under consideration are targeting persons with very-low incomes, generally below 30-40% of the area median income. Projects are selected in accordance with HUD Title 24 Part 983.51 and HACCFs Administrative Plan. Selected projects will have demonstrated a need for rent subsidy in order to help offset basic operating costs and allow for the projects' financial feasibility.</p>
<b>B.3</b>	<p><b>Civil Rights Certification.</b></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>B.4</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></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 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>  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>B.5</b></p>	<p><b>Progress Report.</b></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><b>HOME Tenant Based Rental Assistance</b></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 &amp; Service Prioritization Decision Assistance Tool (VI-SPDAT).</p>
<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></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>B.7</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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>B.8</b></p>	<p><b>Troubled PHA.</b>  (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?  Y   N   N/A  <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>  (b) If yes, please describe:</p>
<p><b>C.</b></p>	<p><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<p><b>C.1</b></p>	<p><b>Capital Improvements.</b> 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.   <i>See HUD-50075.2 approved by HUD 8/28/17.</i></p>