

Boards of Commissioners Meeting

September 22, 2015

AGENDA

O (559) 443-8400

F (559) 445-8981

1331 Fulton Mall

Fresno, California 93721

TTY (800) 735-2929

www.fresnohousing.org

Regular Joint Meeting of the Boards of Commissioners of the Fresno Housing Authority

4:30pm September 22, 2015

1331 Fulton Mall, Fresno, CA 93721

Interested parties wishing to address the Boards of Commissioners regarding this meeting's Agenda Items, and/or regarding topics not on the agenda but within the subject matter jurisdiction of the Boards of Commissioners, are asked to complete a "Request to Speak" card which may be obtained from the Board Secretary (Tiffany Mangum) at 4:45 p.m. You will be called to speak under Agenda Item 3, Public Comment.

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made at least one (1) full business day prior to the meeting. Please call the Board Secretary at (559) 443-8475, TTY 800-735-2929.

4:30pm

PAGE #

1. Call to Order and Roll Call

2. Approval of agenda as posted (or amended)

3. Closed Session

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: 1233 & 1245 G Street, Reedley, CA (APN: 368-241-08s, 10 and 12)

Agency negotiator: Preston Prince

Negotiating parties: Brooks Larson Family LP and Fresno Housing Authority

Under negotiation: Real Estate transaction

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: 1238 and 1268 P Street, Firebaugh, CA (APN: 008-075-03 and 008-075-11)

Agency negotiator: Preston Prince

Negotiating parties: City of Firebaugh Housing Successor Agency/City of Firebaugh and Fresno Housing Authority
Under negotiation: Real Estate transaction

CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 240-250 N. Calaveras Street, Fresno, CA (APN: 459-243-19 and 20, 459-322-17 and 18)
Agency negotiator: Preston Prince
Negotiating parties: Yale Investment Group, LLC and Fresno Housing Authority
Under negotiation: Real Estate transaction

4. Report on Closed Session Items

5. Public Comment

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. At the start of your presentation, please state your name, address and/or 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.

6. 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)*

7. Consent Agenda

- | | |
|--|----|
| a. Consideration of the minutes of August 25, 2015 | 5 |
| b. Consideration of Application Submission – Broadband Internet | 10 |
| c. Consideration of the Blood Donor Policy | 16 |
| d. City: Charge-off Uncollectible Accounts to Collection Losses for the 3rd Quarter 2015 | 20 |
| e. County: Charge-off Uncollectible Accounts to Collection Losses for the 3rd Quarter 2015 | 25 |
| f. Consideration of Assigned Designee(s) on behalf of the CEO/Executive Director | 30 |
| g. Consideration of Pre-Development Funding - Rental Assistance Demonstration | 37 |
| h. Consideration of HOME Application Submission – Shockley Terrace | 42 |

8. Public Hearing	
2015 Public Housing Agency Annual/Five Year Amended Plans	
2016 Public Housing Agency Annual/Five Year Plans	
9. Action	
a. Consideration to Approve the Submission of the 2015 Agency Annual/Five Year Amended Plans	44
b. Consideration to Approve the Submission of the 2016 Agency Annual/Five Year Plans	81
c. Consideration of Award of Contract – Audit Services	115
10. Informational	
a. Reserve Analysis – Housing Relinquished Fund Corp.	125
b. Development Pipeline Update	126
c. Federal Budget Update	127
d. Leveraging the HCV Program to Improve Quality Housing: Abatement Analysis Update	129
11. Executive Director’s Report	140
12. Adjournment	

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

Tuesday, August 25, 2015

5:00 P.M.

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular joint session on Tuesday, August 25, 2015, at the offices of HACCF, located at 1331 Fulton Mall, Fresno, California.

1. The meeting was called to order at 5:02 p.m. by Board Chair, Commissioner Scharton of the Board of Commissioners of the Housing Authority of the City of Fresno. Roll call was taken by Monique Narciso, Administrative Assistant for the Executive Office, and the Commissioners present and absent were as follows:

COMMISSIONERS PRESENT: CRAIG SCHARTON, Chair
 ADRIAN JONES, Vice Chair
 STEVEN BEDROSIAN
 KARL JOHNSON
 JORGE AGUILAR

COMMISSIONERS ABSENT: RUEBEN SCOTT

The meeting was called to order at 5:02 p.m. by Board Chair, Commissioner Sablan, of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken by Monique Narciso, Administrative Assistant for the Executive Office, and the Commissioners present and absent were as follows:

COMMISSIONERS PRESENT: STACY SABLAN, Chair
 RENEETA ANTHONY, Vice Chair
 JIM PETTY
 NANCY NELSON
 VENILDE MILLER
 JOEY FUENTES

COMMISSIONERS ABSENT: LEE ANN EAGER

Also, in attendance were the following: Preston Prince, CEO/Executive Director; Tracewell Hanrahan, Deputy Executive Director; Jim Barker, Chief Finance Officer; and Ken Price, Baker Manock and Jensen - General Counsel.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

Commissioner Johnson motioned for the City Board's approval of the agenda as posted. This action was seconded by Commissioner Bedrosian, and by unanimous vote of the Board of Commissioners for the City, the agenda was approved as posted.

Commissioner Anthony motioned for the County Board's approval of the agenda as posted. This action was seconded by Commissioner Petty, and by unanimous vote of the Board of Commissioners for the County, the agenda was approved as posted.

3. PUBLIC COMMENT

No public comment.

4. POTENTIAL CONFLICTS OF INTEREST

This was the time for any Commissioner who had a potential conflict of interest to identify the item and recuse themselves from discussing and voting on the matter per Government Code section 87105.

No conflicts of interests were identified.

5. CONSENT AGENDA

- a. Consideration of the minutes of July 28, 2015
- b. Consideration of the Hours of Work Policy
- c. Consideration of Contract Award - Maldonado Plaza
- d. Consideration of Contract Award – Enterprise Management Software

No public comment.

Commissioner Jones motioned for the City Board's approval of the consent agenda. This action was seconded by Commissioner Johnson, and by unanimous vote of the Board of Commissioners for the City, the consent agenda was approved.

Commissioner Petty motioned for the County Board's approval of the consent agenda. This action was seconded by Commissioner Anthony, and by unanimous vote of the Board of Commissioners for the County, the consent agenda was approved.

6. INFORMATIONAL

- a. Leveraging the HCV Program to Improve Quality Housing: Costs of Inspections

Tracewell Hanrahan, Deputy Executive Director, presented an update on the abatement analysis, costs of inspection, resident support services, and policy recommendations. Ms. Hanrahan explained that upon the Boards' request, staff

explored and analyzed in detail the costs of excessive inspections. The abatement analysis Ms. Hanrahan presented included a chart that allowed the Boards and staff to analyze the abatement data collected for May, June, July, and August 2015. Additionally, Ms. Hanrahan presented some recommendations for recovering costs for these excessive inspections.

7. EXECUTIVE DIRECTOR'S REPORT

In addition to the written Director's report, the following items were announced:

- Commissioners that attended the Summer NAHRO Conference shared their experience. There was discussion on the Motivational Speaker, the formatting of the Panel, and recommendations to share the Home Stretch documentary with Staff. The participating Commissioners were Commissioners Sablan, Scharton, Jones, and Johnson. Preston Prince and the General Counsel also shared their experience at the Summer NAHRO Conference. Preston Prince also shared some insight on what is to be expected for the National NAHRO Conference that takes place in October.
- Marion Villas Grand Opening will be on September 24, 2015, at 9:00 a.m., in Kingsburg, CA.
- The Karl Falk Scholarship by the Fresno Housing Education Corps will be held on October 5, 2015 at the Smittcamp Alumni House.
- A tentative date for the Staff event will be October 2, 2015; the details are pending and will be sent out soon.
- Mr. Prince will be speaking at the National Community Action Partnership Conference followed by panel with First 5 Fresno County and the Fresno Office of Education during the afternoon session on August 27, 2015.
- During the October Cal-HFA Board Meeting, Preston Prince will become the Board Chair, pending the Governor's approval.
- There are now 12 out of 18 Boys and Girls Club locations that are at Housing Authority properties.
- The final Site Planning Meeting for North Fulton Mall is set to take place in mid September; details are also pending.
- The Board Retreat will take place on Monday, September 21, 2015 at 9:00 a.m.
- Introduction of new hires and promotions: Joseph De George, Quality Assurance Analyst; Pazong Vang, Administrative Assistant; Crystal Adalpe, Administrative Assistant; and Eduardo Rodriguez will be leaving BNCP to return to the Fresno Housing Authority's homeless programs.

8. UPDATE ON CALAVERAS PROJECT

Ken Price, General Counsel, provided an update on the Calaveras Project. Mr. Price announced that the Boards authorized the Agency to into an extension of the escrow, which subsequently, was successful.

9. CLOSED SESSION

At approximately 5:40 p.m., the Boards went in to closed session announcing the following items for discussion:

a. CONFERENCE WITH LEGAL COUNSEL ANTICIPATED LITIGATION

(Pursuant to Government Code § 54956.9(d))

Number of Cases: 1

b. PUBLIC EMPLOYMENT

Title: CEO/Executive Director

10. REPORT ON CLOSED SESSION MATTERS

The Board meeting went into Open Session at approximately 6:25 p.m. General Counsel reported that the Boards of Commissioners unanimously voted to approve the settlement agreement of the CEO/Executive Director. There were no other matters or action to report.

11. ACTION – COMMISSIONERS MAY CONSIDER, APPROVE, DENY, AND/OR CONTINUE

a. Consideration to Approve the Employment Contract – CEO/Executive Director

No public comment.

Commissioner Jones motioned for the City Board's approval of the employment contract. This action was seconded by Commissioner Bedrosian, and by unanimous vote of the Board of Commissioners for the City, the employment contract was approved.

Commissioner Anthony motioned for the County Board's approval of the employment contract. This action was seconded by Commissioner Petty, and by unanimous vote of the Board of Commissioners for the County, the employment contract was approved.

12. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners for the Housing Authorities of the City and County of Fresno, the meeting was adjourned at approximately 6:30 p.m.

Preston Prince, Secretary to the Boards of Commissioners



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www.fresnohousing.org

TO: Boards of Commissioners
 Fresno Housing Authority

DATE: Sept 17, 2015

FROM: Preston Prince *P.P.P.*
 CEO/Executive Director

BOARD MEETING: Sept 22, 2015

AUTHOR: Dave Brenner
 Community Development
 Coordinator

AGENDA ITEM: 7b

RE: Broadband Internet Applications – CPUC Round #4

Executive Summary

Staff is currently preparing for a fourth round of Broadband funding from the California Public Utilities Commission (CPUC). To date, the Boards have approved the submission of applications totalling 1,592 units. Staff would like to request permission to submit infrastructure applications for up to 721 additional units of low income public housing and tax credit housing.

Staff and partner, Innovative IT, are currently beginning infrastructure installation work on the first set of awarded properties (633 units in total). Applications consisting of 959 units are under review by the CPUC. In addition, applications for broadband “adoption” digital literacy training, including 1042 total units, are under review by the CPUC.

Recommendation

It is recommended the Boards of Commissioners of the Fresno Housing Authority approve the submission of applications listed in the table below and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, or their designee, to negotiate and execute documents in connection with the approved action.

Proposed List of Projects

Project	City	Units
Mendota RAD	Mendota	124
Firebaugh Public Housing (Mendoza Terrace I, Mendoza Terrace II, Cardella Courts, Firebaugh Elderly)	Firebaugh	152
Trailside Terrace	Reedley	55
Firebaugh Gateway	Firebaugh	30
Edison Plaza I	West Fresno	64

Project	City	Units
Orange Cove RAD	Orange Cove	86
DeSoto Gardens I & II	West Fresno	68
Sierra Terrace/Plaza	West Fresno	142

Fiscal Impact

If the broadband infrastructure applications are successful, the Fresno Housing Authority will be responsible for maintenance and operation costs over the five year compliance period. This will add between \$2,500 and \$5,400 annually to each property’s operating budget. The properties budgets are able to accommodate the additional expenses.

RESOLUTION NO. _____

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

**RESOLUTION AUTHORIZING THE SUBMISSION OF INTERNET INFRASTRUCTURE
GRANT APPLICATIONS TO THE CALIFORNIA PUBLIC UTILITIES COMMISSION AND
THE EXECUTION OF RELATED DOCUMENTS**

WHEREAS, the Housing Authority of the City of Fresno (HACF) seeks to extend services to residents living within developments where it holds an ownership interest; and

WHEREAS, HACF holds an ownership interest in the properties listed below; and

WHEREAS, the California Public Utilities Commission – California Advanced Services Fund (CPUC- CASF) has made grant money available for broadband internet infrastructure; and

WHEREAS, HACF desires to partner with Innovative IT and Silvercrest, Inc. to bring broadband internet infrastructure to the complexes; and

WHEREAS, HACF and its partners intend to submit applications including up to 721 units within the following properties: Mendota RAD, Firebaugh LIPH (Mendoza Terrace I, Mendoza Terrace II, Cardella Courts, Firebaugh Elderly), Trailside Terrace, Firebaugh Gateway, Edison Plaza I, Orange Cove RAD, Desoto Gardens I & II (LIPH), and Sierra Terrace/ Sierra Plaza (LIPH); and

WHEREAS, the aforementioned grant applications necessitate a five year maintenance and service commitment from the applicants;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of City of Fresno hereby approve the application submission and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, or their designee, to negotiate and execute documents in connection with the approved action.

Resolution City – Submission of internet infrastructure applications

PASSED AND ADOPTED THIS 22nd DAY OF SEPTEMBER, 2015. 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:

Preston Prince, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

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

RESOLUTION AUTHORIZING THE SUBMISSION OF INTERNET INFRASTRUCTURE
GRANT APPLICATIONS TO THE CALIFORNIA PUBLIC UTILITIES COMMISSION AND
THE EXECUTION OF RELATED DOCUMENTS

WHEREAS, the Housing Authority of Fresno County (HAFC) seeks to extend services to residents living within developments where it holds an ownership interest; and

WHEREAS, HAFC holds an ownership interest in the properties listed below; and

WHEREAS, the California Public Utilities Commission – California Advanced Services Fund (CPUC- CASF) has made grant money available for broadband internet infrastructure; and

WHEREAS, HAFC desires to partner with Innovative IT and Silvercrest, Inc. to bring broadband internet infrastructure to the complexes; and

WHEREAS, HAFC and its partners intend to submit applications including up to 721 units within the following properties: Mendota RAD, Firebaugh LIPH (Mendoza Terrace I, Mendoza Terrace II, Cardella Courts, Firebaugh Elderly), Trailside Terrace, Firebaugh Gateway, Edison Plaza I, Orange Cove RAD, Desoto Gardens I & II (LIPH), and Sierra Terrace/ Sierra Plaza (LIPH); and

WHEREAS, the aforementioned grant applications necessitate a five year maintenance and service commitment from the applicants;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County hereby approve the application submission and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, or their designee, to negotiate and execute documents in connection with the approved action.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2015. 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:

Preston Prince, Secretary of the Boards of Commissioners



BOARD MEMO

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www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing Authority

DATE: 9/17/2015

FROM: Preston Prince
CEO/Executive Director

BOARD MEETING: 9/22/2015

AUTHOR: Lisa Bechtel
HR Manager

AGENDA ITEM: 7c

RE: Blood Donor Policy

Executive Summary

It is the policy of the Fresno Housing Authority to provide reasonable time away from work for employees to donate blood, plasma, platelets and other blood products to certified donation centers. The Blood Donor Policy is to assist our community's efforts to provide blood supply through onsite agency bloodmobile events.

Those who donate blood during working hours, at on-site agency bloodmobiles provided through Central California Blood Center, are granted two (2) hours of compensated time each year.

The Blood Donor Policy is a revised policy that has been developed based on industry best practices in partnership with our Human Resources legal counsel as part of our ongoing review and update of Agency policies. Staff has met with our labor partners regarding this update and are in agreement with the revisions to the policy.

Recommendation

It is recommended that the Boards of Commissioners approve and adopt the attached Blood Donor Policy.

Fiscal Impact

None at this time.

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

RESOLUTION APPROVING THE BLOOD DONOR POLICY

WHEREAS, it is the policy of the Fresno Housing Authority (the "Agency") to support the participation of employees in donating blood, plasma, platelets, and other blood products to certified donation centers, including certified mobile facilities; and to ensure that all employees are informed of the policies and procedures that the Agency follows; and

WHEREAS, the Agency, upon the recommendation of the Human Resources legal counsel, is proposing an update to the blood donor policy; The purpose of the Blood Donor Policy is to assist our community's efforts to provide a safe and adequate blood supply through Agency programs which offer donation sites at the workplace;

NOW THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Fresno do hereby adopt and incorporate the policy update.

PASSED AND ADOPTED THIS 22ND day of September, 2015. 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:

Preston Prince, Secretary of the Boards of Commissioners

RESOLUTION NO.
BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF FRESNO

RESOLUTION APPROVING THE BLOOD DONOR POLICY

WHEREAS, it is the policy of the Fresno Housing Authority (the "Agency") to support the participation of employees in donating blood, plasma, platelets, and other blood products to certified donation centers, including certified mobile facilities; and to ensure that all employees are informed of the policies and procedures that the Agency follows; and

WHEREAS, the Agency, upon the recommendation of the Human Resources legal counsel, is proposing an update to the blood donor policy; The purpose of the Blood Donor Policy is to assist our community's efforts to provide a safe and adequate blood supply through Agency programs which offer donation sites at the workplace;

NOW THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the County of Fresno do hereby adopt and incorporate the policy update.

PASSED AND ADOPTED THIS 22ND day of September, 2015. 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:

Preston Prince, Secretary of the Boards of Commissioners

Blood Donor Policy

Introduction

The Fresno Housing Authority provides reasonable time away from work for employees who wish to donate blood. In recognition of the importance of blood donation from a public health perspective, the Agency provides employees with two hours of compensated time per calendar year for the purpose of donating blood.

Purpose

The purpose of the Blood Donor Policy is to assist our community's efforts to provide a safe and adequate blood supply through Agency programs which offer donation sites at the workplace.

Policy

It is the policy of the Fresno Housing Authority to support the participation of employees in donating blood, plasma, platelets and other blood products to certified donations centers, including certified mobile facilities. Those who donate blood during working hours, at on-site agency bloodmobiles provided through Central California Blood Center, are granted two (2) hours of compensated time each year. With prior approval, employees may be allowed to participate in off-site donation facilities and may use leave time for these purposes. Time taken to donate blood is not considered time worked for purposes of computing overtime pay for non-exempt employees. Donation verification shall be provided by each employee who takes the time.

Responsibility

Each and every employee, officer, and commissioner is required to abide by the provisions set forth in the Blood Donor policy. Each employee is responsible for providing advanced reasonable notice for donation time and donation verification to receive two (2) hours of compensation. The Human Resources department is responsible for overall compliance and will maintain personnel records in compliance with applicable laws and regulations. The Executive Director or his or her designee is responsible for the administration, interpretation, and application of this Policy. The Boards of Commissioners are responsible for policy adoptions and revisions.



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www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing Authority

DATE: September 17, 2015

FROM: Preston Prince *P. Prince*
CEO/Executive Director

BOARD MEETING: September 22, 2015

AUTHOR: Hilda Reeves
District Manager

AGENDA ITEM: 7d

RE: Authorization of Charge-off Uncollectible Accounts to Collection Losses for the 3rd Quarter of 2015 for the City Housing Programs

Executive Summary

Fresno Housing Authority fulfills its affirmative responsibility to try to collect delinquent debts that are owed to the Agency, until it becomes evident that a debt is “uncollectible”. When that occurs we terminate collection action and write off the debt. The Housing Authority engages in active collection efforts, such as demand letters, repayment agreements, credit bureau reporting, garnishments obtained by Judgments at Small Claims Courts and referrals to HUD’s Enterprise Income Verification System (EIV). EIV blocks former tenants from receiving future assistance until debts owed are paid.

An analysis of uncollectible accounts for the City Housing Management Programs for the Third Quarter of 2015 is found below.

Write-off’s by Income Category

	TANF	SSI/SSA	TANF/SSI	EMP/UIB/ TANF/SSI	EMP/OT HER/UIB	TOTAL
2011	21	8	1	1	12	43
	49%	19%	2%	2%	28%	100%
2012	15	3	1	9	13	41
	37%	7%	2%	22%	32%	100%
2013	18	4	2	5	8	37
	49%	11%	5%	14%	22%	100%
2014	7	7	3	0	8	25
	28%	28%	12%	0%	32%	100%
2015	20	25	1	5	16	67
	30%	38%	1%	7%	24%	100%

Third Quarter Financial Impact:

Third Quarter Collection Losses for the City total \$14,209.99. Of this amount, \$12,725.10 will be charged to the Public Housing Program, \$0.00 will be charged to Mariposa Farm Labor Housing and \$1,484.89 will be charged to Garland Gardens.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno adopt the attached resolution authorizing charge-off of uncollectible accounts to collection losses for City Housing Programs, relative to the Third Quarter of 2015.

RESOLUTION NO. _____
BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF FRESNO
RESOLUTION AUTHORIZING CHARGE-OFF OF
UNCOLLECTIBLE ACCOUNTS TO COLLECTION LOSSES
FOR THE THIRD QUARTER 2015 FOR CITY HOUSING PROGRAMS

WHEREAS, the Housing Authority of the City of Fresno has made every reasonable effort to collect the delinquent accounts; and

WHEREAS, in accordance with established policy which provides that at the end of each quarterly period an examination shall be made by the project management of such delinquencies and that, after the Board of Commissioners of the Housing Authority of the City of Fresno has authorized charging uncollectible accounts to collection losses, such amount as determined uncollectible shall be charged to collection losses.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno desires to comply with said policy and does hereby authorize charge-off to collection losses that total the amount of \$14,209.99.

PASSED AND ADOPTED THIS 22ND DAY OF SEPTEMBER, 2015. 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:

Preston Prince, Secretary of the Boards of Commissioners

PART I - ANALYSIS OF CHARGES TO ALL TENANT ACCOUNTS:

TYPE OF CHARGES	LOW INC. PUB.HSG.	GARLAND GARDENS	MARIPOSA FARM LABOR
	AMOUNT	AMOUNT	AMOUNT
Dwelling Rent-Qrtly	270,128.59	33,283.00	47,671.95
Other Charges-Qrtly	0.00	0.00	0.00
Total Charges	270,128.59	33,283.00	47,671.95

PART II - COMPOSITION OF UNCOLLECTIBLE WRITE-OFFS:

TYPE OF CHARGES	LOW INCOME PUBLIC HSG.		GARLAND GARDENS		MARIPOSA FARM LABOR	
	AMOUNT	PERCENT	AMOUNT	PERCENT	AMOUNT	PERCENT
Dwelling Rent	4,852.29	38.13%	\$1,246.31	83.93%	0.00	0.00%
Legal Action	4,880.45	38.35%	19.27	1.30%	0.00	0.00%
Miscellaneous Charges	2,992.36	23.52%	219.31	14.77%	0.00	0.00%
Total Uncollectible	12,725.10	100.00%	1,484.89	100.00%	0.00	0.00%

PART III - COMPARISON OF NEW COLLECTION LOSSES TO PREVIOUS YEARS AND CURRENT YEAR-TO-DATE:

	<u>Total Uncollectible</u>	<u>Amount of Loss</u>	<u>Recovered Losses</u>	<u>Percent of Dwelling Rent</u>	<u>Per Unit Per Month</u>
LOW INC. PUB. HSG.					
Calendar Year 2008	14,167.64	13,626.60	541.04	0.70%	1.57
Calendar Year 2009	50,923.98	49,833.39	1,090.59	2.60%	6.07
Calendar Year 2010	14,196.45	12,299.60	1,896.85	0.78%	1.65
Calendar Year 2011	36,587.96	34,603.26	1,984.70	2.19%	4.15
Calendar Year 2012	38,715.61	35,670.03	3,045.58	9.71%	16.38
Calendar Year 2013	36,759.84	34,954.34	1,805.50	9.53%	15.55
Calendar Year 2014	25,504.38	25,504.38	0.00	2.09%	4.91
First Quarter 2015	8,476.21	8,463.62	12.59	3.14%	6.53
Second Quarter 2015	7,535.69	6,929.34	606.35	2.79%	5.80
Third Quarter 2015	12,725.10	12,725.10	0.00	4.71%	9.80
GARLAND GARDENS					
Calendar Year 2008	828.63	828.63	0.00	0.70%	1.38
Calendar Year 2009	422.05	422.05	0.00	0.70%	1.41
Calendar Year 2010	2,523.05	2,523.05	0.00	4.37%	4.21
Calendar Year 2011	4,791.97	4,067.77	724.20	5.28%	7.99
Calendar Year 2012	5,955.68	5,955.68	0.00	21.74%	39.70
Calendar Year 2013	2,634.35	2,634.35	0.00	7.12%	17.56
Calendar Year 2014	23.74	23.74	0.00	0.00%	0.04
First Quarter 2015	224.93	224.93	0.00	0.68%	1.50
Second Quarter 2015	2,748.55	224.93	0.00	8.26%	18.32
Third Quarter 2015	1,484.89	1,484.89	0.00	4.46%	9.90
MARIPOSA - FLH					
Calendar Year 2008	2,806.97	2,806.97	0.00	6.10%	23.40
Calendar Year 2009	0.00	0.00	0.00	0.00%	0.00
Calendar Year 2010	1,262.50	1,262.50	0.00	3.60%	2.63
Calendar Year 2011	0.00	0.00	0.00	0.00%	0.00
Calendar Year 2012	0.00	0.00	0.00	0.00%	0.00
Calendar Year 2013	0.00	0.00	0.00	0.00%	0.00
Calendar Year 2014	0.00	0.00	0.00	0.00%	0.00
First Quarter 2015	0.00	0.00	0.00	0.00%	0.00
Second Quarter 2015	2,147.94	2,147.94	0.00	4.51%	3.58
Third Quarter 2015	0.00	0.00	0.00	0.00%	0.00

**CHARGE-OFF UNCOLLECTIBLE
ACCOUNTS RECEIVABLE
THIRD QUARTER 2015**

CITY HOUSING PROGRAMS:

AMP 1	\$ 6,912.00
AMP 2	<u>\$ 5,813.10</u>
TOTAL LOW INCOME PUBLIC HOUSING	<u>\$ 12,725.10</u>
GARLAND GARDENS	\$ 1,484.89
MARIPOSA FARM LABOR	<u>\$ -</u>
TOTAL CITY WRITE-OFFS	<u><u>\$ 14,209.99</u></u>



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 Fresno, California 93721

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 TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners
 Fresno Housing Authority

DATE: September 17, 2015

FROM: Preston Prince *[Signature]*
 CEO/Executive Director

BOARD MEETING: September 22, 2015

AUTHOR: Hilda Reeves
 District Manager

AGENDA ITEM: 7e

RE: Authorization of Charge-off Uncollectible Accounts to Collection Losses for the 3rd Quarter of 2015 for the County Housing Programs

Executive Summary

Fresno Housing Authority fulfills its affirmative responsibility to try to collect delinquent debts that are owed to the Agency, until it becomes evident that a debt is “uncollectible”. When that occurs we terminate collection action and write off the debt. The Housing Authority engages in active collection efforts, such as demand letters, repayment agreements, credit bureau reporting, garnishments obtained by Judgments at Small Claims Courts and referrals to HUD’s Enterprise Income Verification System (EIV). EIV blocks former tenants from receiving future assistance until debts owed are paid.

An analysis of uncollectible accounts for the County Housing Management Programs for the Third Quarter of 2015 is found below.

Write-off’s by Income Category

	TANF	SSI/SSA	TANF/SSI	EMP/UIB/ TANF/SSI	EMP/OT HER/UIB	TOTAL
2011	7	2	1	8	11	29
	24%	7%	3%	28%	38%	100%
2012	14	4	1	12	12	43
	33%	9%	2%	28%	28%	100%
2013	19	4	3	12	20	58
	33%	7%	5%	21%	34%	100%
2014	15	1	2	9	9	36
	41%	3%	6%	25%	25%	100%
2015	3	4	1	7	14	29
	10%	13%	3%	25%	49%	100%

Third Quarter Financial Impact:

Third Quarter Collection Losses for the County total \$7,330.86. Of this amount, \$7,079.56 will be charged to the Public Housing Program, \$251.30 will be charged to the Farm Labor Housing Program, \$0.00 to the Firebaugh Family Apts, \$0.00 to the CalHFA Program and \$0.00 will be charged to Migrant Program.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of Fresno County adopt the attached resolution authorizing charge-off of uncollectible accounts to collection losses for County Housing Programs, relative to the Third Quarter of 2015.

RESOLUTION NO. _____
BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF FRESNO COUNTY
RESOLUTION AUTHORIZING CHARGE-OFF OF
UNCOLLECTIBLE ACCOUNTS TO COLLECTION LOSSES
FOR THE THIRD QUARTER 2015 FOR COUNTY HOUSING PROGRAMS

WHEREAS, the Housing Authority of Fresno County has made every reasonable effort to collect the delinquent accounts; and

WHEREAS, in accordance with established policy which provides that at the end of each quarterly period an examination shall be made by the project management of such delinquencies and that, after the Board of Commissioners of the Housing Authority of Fresno County has authorized charging uncollectible accounts to collection losses, such amount as determined uncollectible shall be charged to collection losses.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County desires to comply with said policy and does hereby authorize charge-off to collection losses that total amount of \$7,330.86.

PASSED AND ADOPTED THIS 22ND DAY OF SEPTEMBER, 2015. 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:

Preston Prince, Secretary of the Boards of Commissioners

PART I - ANALYSIS OF CHARGES TO ALL TENANT ACCOUNTS:

	LOW INC. PUB.HSG. AMPS 1 - 6 AMOUNT	CITRUS FARM LABOR AMOUNT	PARLIER FARM LABOR AMOUNT	FIREBAUGH FAMILY APTS. AMOUNT
Dwelling Rent-Qtly	594,319.32	16,096.00	48,523.58	41,792.00
Other Charges-Qtly	0.00	0.00	0.00	0.00
NET RENT	594,319.32	16,096.00	48,523.58	41,792.00

PART II - COMPOSITION OF UNCOLLECTIBLE WRITE-OFFS:

TYPE OF CHARGES	LOW INCOME PUBLIC HSG.		PARLIER FARM LABOR		CITRUS FARM LABOR		FIREBAUGH FAMILY APTS.	
	AMOUNT	PERCENT	AMOUNT	PERCENT	AMOUNT	PERCENT	AMOUNT	PERCENT
Dwelling Rent	1,844.68	26.06%	0.00	#DIV/0!	246.30	98.01%	0.00	#DIV/0!
Legal Action	3,374.12	47.66%	0.00	#DIV/0!	0.00	0.00%	0.00	#DIV/0!
Miscellaneous Charges	1,860.76	26.28%	0.00	#DIV/0!	5.00	1.99%	0.00	#DIV/0!
Total Uncollectible	7,079.56	100.00%	0.00	#DIV/0!	251.30	100.00%	0.00	#DIV/0!

PART III - COMPARISON OF NEW COLLECTION LOSSES TO PREVIOUS YEARS AND CURRENT YEAR-TO-DATE

	Total Uncollectible	Amount of Loss	Recovered Losses	Percent of Dwelling Rent	Per Unit Per Month
LOW INC. PUB. HSG.					
Calendar Year 2010	23,884.68	23,450.68	434.00	0.75%	2.06
Calendar Year 2011	31,345.37	28,131.08	3,214.29	1.04%	2.68
Calendar Year 2012	42,440.06	42,172.68	267.38	5.69%	14.54
Calendar Year 2013	52,934.08	49,225.72	3,708.36	7.03%	18.13
Calendar Year 2014	27,814.43	27,814.43	0.00	1.08%	3.09
First Quarter 2015	12,165.16	10,900.02	1,265.14	2.08%	5.41
Second Quarter 2015	5,365.88	4,670.47	695.41	0.97%	2.38
Third Quarter 2015	7,079.56	7,079.56	0.00	1.19%	3.15
CITRUS GARDENS FARM LABOR					
Calendar Year 2010	1,551.13	1,551.13	0.00	4.14%	4.31
Calendar Year 2011	2,631.21	2,631.21	0.00	8.73%	7.31
Calendar Year 2012	2,391.30	2,391.30	0.00	8.76%	26.57
Calendar Year 2013	1,590.61	1,590.61	0.00	6.96%	17.67
Calendar Year 2014	0.00	0.00	0.00	0.00%	0.00
First Quarter 2015	0.00	0.00	0.00	0.00%	0.00
Second Quarter 2015	275.19	275.19	0.00	1.33%	3.06
Third Quarter 2015	251.30	251.30	0.00	1.56%	2.79
MENDOTA FARM LABOR					
Calendar Year 2010	747.19	747.19	0.00	0.90%	1.04
Calendar Year 2011	0.00	0.00	0.00	0.00%	0.00
Calendar Year 2012	532.40	532.40	0.00	0.50%	2.96
Calendar Year 2013	0.00	0.00	0.00	0.00%	0.00
Calendar Year 2014	0.00	0.00	0.00	0.00%	0.00
First Quarter 2015	0.00	0.00	0.00	0.00%	0.00
Second Quarter 2015	0.00	0.00	0.00	0.00%	0.00
Third Quarter 2015	0.00	0.00	0.00	0.00%	0.00
PARLIER FARM LABOR					
Calendar Year 2010	0.00	0.00	0.00	0.00%	0.00
Calendar Year 2011	0.00	0.00	0.00	0.00%	0.00
Calendar Year 2012	0.00	0.00	0.00	0.00%	0.00
Calendar Year 2013	0.00	0.00	0.00	0.00%	0.00
Calendar Year 2014	1,614.34	1,614.34	0.00	0.76%	3.36
First Quarter 2015	212.45	212.30	0.15	0.40%	1.77
Second Quarter 2015	1,448.64	1,448.49	0.15	3.19%	12.07
Third Quarter 2015	0.00	0.00	0.00	0.00%	0.00
FIREBAUGH FAMILY APARTMENTS					
Calendar Year 2010	434.75	434.75	0.00	1.00%	1.07
Calendar Year 2011	0.00	0.00	0.00	0.00%	0.00
Calendar Year 2012	0.00	0.00	0.00	0.00%	0.00
Calendar Year 2013	0.00	0.00	0.00	0.00%	0.00
Calendar Year 2014	95.87	95.87	0.00	0.05%	0.23
First Quarter 2015	0.00	0.00	0.00	0.00%	0.00
Second Quarter 2015	0.00	0.00	0.00	0.00%	0.00
Third Quarter 2015	0.00	0.00	0.00	0.00%	0.00
PARKSIDE					
Calendar Year 2010	0.00	0.00	0.00	0.00%	0.00
Calendar Year 2011	0.00	0.00	0.00	0.00%	0.00
Calendar Year 2012	794.00	794.00	0.00	1.83%	5.29
Calendar Year 2013	4,660.94	4,660.94	0.00	10.08%	31.07
Calendar Year 2014	566.73	566.73	0.00	0.32%	0.94
First Quarter 2015	0.00	0.00	0.00	0.00%	0.00
Second Quarter 2015	0.00	0.00	0.00	0.00%	0.00
Third Quarter 2015	0.00	0.00	0.00	0.00%	0.00
MALDONADO MIGRANT					
Calendar Year 2013	867.00	867.00	0.00	0.04%	4.52
Calendar Year 2014	0.00	0.00	0.00	0.00%	0.00
First Quarter 2015	0.00	0.00	0.00	0.00%	0.00
Second Quarter 2015	0.00	0.00	0.00	0.00%	0.00
Third Quarter 2015	0.00	0.00	0.00	0.00%	0.00
PARLIER MIGRANT					
Calendar Year 2013	1,128.00	1,128.00	0.00	0.03%	2.85
Calendar Year 2014	1,016.00	1,016.00	0.00	0.26%	0.64
First Quarter 2015	0.00	0.00	0.00	0.00%	0.00
Second Quarter 2015	0.00	0.00	0.00	0.00%	0.00
Third Quarter 2015	0.00	0.00	0.00	0.00%	0.00

**CHARGE-OFF UNCOLLECTIBLE
ACCOUNTS RECEIVABLE
THIRD QUARTER 2015**

COUNTY HOUSING PROGRAMS:

AMP 1	\$ -
AMP 2	\$ 127.48
AMP 3	\$ -
AMP 4	\$ 3,627.97
AMP 5	\$ -
AMP 6	<u>\$ 3,324.11</u>
TOTAL LOW INCOME PUBLIC HOUSING	<u><u>\$ 7,079.56</u></u>
FIREBAUGH FAMILY APARTMENTS	\$ -
PARKSIDE CHFA	\$ -
PARLIER FARM LABOR	\$ -
MENDOTA FARM LABOR	\$ -
MALDONADO MIGRANT	\$ -
PARLIER MIGRANT	\$ -
CITRUS FARM LABOR	<u>\$ 251.30</u>
TOTAL COUNTY WRITE-OFFS	<u><u>\$ 7,330.86</u></u>



BOARD MEMO

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www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing Authority

DATE: 09/17/2015

FROM: Preston Prince *P.P.P.*
CEO/Executive Director

BOARD MEETING: 09/22/2015

AUTHOR: Jim Barker
Chief Financial Officer

AGENDA ITEM: 7f

RE: Authorization of Assigned Designee(s) for purposes of signing on behalf of the CEO/Executive Director

Executive Summary

In November 2013, the Boards took action allowing specified officers/employees to conduct agency business, as approved by the Boards, along with or on behalf of the CEO/Executive Director. This action proposes that all Agency Chiefs be approved for such purposes. Additionally, this action proposes that in addition to Agency Chiefs, all Agency Directors be authorized as second signers when two signatures are required on a cash disbursement (check).

Recommendation

It is recommended that the Boards of Commissioners adopt the resolutions assigning the designee(s) for the purpose of signing documents on behalf of the Authorities and the resolutions authorizing Officers to transact business and enter into banking relationships in the course of agency business.

Fiscal Impact

None.

Background Information

The bylaws for both Housing Authorities designate the CEO/Executive Director as Secretary and Treasurer of the "Authority," and establish that, "the Executive Director shall have general supervision over the administration of its business and affairs, subject to direction of the Board of Commissioners, and shall be charged with the management of the projects of the Authority." As Secretary and Treasurer, the CEO/Executive Director executes documents, contracts, and other instruments as authorized by the Boards, and at times, is prevented from being present to execute said instruments in a timely manner. Thus, we are requesting the Boards approve the revised resolution on this matter. Further, it is essential to the business of the Housing Authorities to maintain current authorizations to the financial institutions(s) with which we do business. Thus, the proposed resolution includes such banking authorizations.

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

RESOLUTION NO. _____

**RESOLUTION ASSIGNING DESIGNEES FOR PURPOSES OF SIGNING
DOCUMENTS ON BEHALF OF THE CEO/EXECUTIVE DIRECTOR OF THE
HOUSING AUTHORITY OF THE CITY OF FRESNO**

WHEREAS, Article II, Section 4 of the By-Laws for the Board of Commissioners of the Housing Authority of the City of Fresno establishes that the CEO/Executive Director of the Housing Authority is charged with the duty of keeping in safe custody the seal of the Housing Authority and shall have the power to affix such seal to all contracts, deeds, and other instruments on behalf of and those authorized to be executed by the Agency.

WHEREAS, the Board of Commissioners acknowledge that, at times, the CEO/Executive Director's duties prevent him from being present to execute contracts, deeds, and other instruments in a timely manner; and

WHEREAS, the Board of Commissioners acknowledge the need for a Designee(s) to be appointed on behalf of the CEO/Executive Director for such purposes as executing contracts and other instruments at the direction of the CEO/Executive Director when the CEO/Executive Director is unavailable to sign such documents.

NOW THEREFORE, be it hereby resolved as follows:

That in the absence of the CEO/Executive Director, Preston Prince; the Deputy Executive Director, Tracewell Hanrahan; and the Chief Financial Officer/Chief Compliance Officer, Jim Barker; are hereby authorized, at the direction of the CEO/Executive Director, to execute contracts, deeds, or other instruments on behalf of the CEO/Executive Director and the Housing Authority.

PASSED AND ADOPTED THIS 22nd day of September, 2015. 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:

Preston Prince, Secretary of the Board of Commissioners

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

RESOLUTION NO. _____

**RESOLUTION ASSIGNING DESIGNEES FOR PURPOSES OF SIGNING
DOCUMENTS ON BEHALF OF THE CEO/EXECUTIVE DIRECTOR OF THE
HOUSING AUTHORITY OF FRESNO COUNTY**

WHEREAS, Article II, Section 4 of the By-Laws for the Board of Commissioners of the Housing Authority of Fresno County establishes that the CEO/Executive Director of the Housing Authority is charged with the duty of keeping in safe custody the seal of the Housing Authority and shall have the power to affix such seal to all contracts, deeds, and other instruments on behalf of and those authorized to be executed by the Agency.

WHEREAS, the Board of Commissioners acknowledge that, at times, the CEO/Executive Director's duties prevent him from being present to execute contracts, deeds, and other instruments in a timely manner; and

WHEREAS, the Board of Commissioners acknowledge the need for a Designee(s) to be appointed on behalf of the CEO/Executive Director for such purposes as executing contracts and other instruments at the direction of the CEO/Executive Director when the CEO/Executive Director is unavailable to sign such documents.

NOW THEREFORE, be it hereby resolved as follows:

That in the absence of the CEO/Executive Director, Preston Prince; the Deputy Executive Director, Tracewell Hanrahan; and the Chief Financial Officer/Chief Compliance Officer, Jim Barker; are hereby authorized, at the direction of the CEO/Executive Director, to execute contracts, deeds, or other instruments on behalf of the CEO/Executive Director and the Housing Authority.

PASSED AND ADOPTED THIS 22nd day of September, 2015. 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:

Preston Prince, Secretary of the Board of Commissioners

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

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING OFFICERS/EMPLOYEES
TO ENTER INTO BANKING RELATIONSHIPS AND TRANSACT BUSINESS OF THE
HOUSING AUTHORITY ALONG WITH OR ON BEHALF OF THE CEO/EXECUTIVE
DIRECTOR**

WHEREAS, the Housing Authority of the City of Fresno periodically needs to enter into banking relationships with various financial institutions and transact the business of the Agency:

NOW THEREFORE, be it resolved as follows:

1. That any three (3) of the following officers of this organization: Preston Prince, CEO/Executive Director; Tracewell Hanrahan, Deputy Executive Director; and Jim Barker, Chief Financial Officer/Chief Compliance Officer; are together authorized to enter into deposit accounts, checking accounts, credit card accounts, cash management and service agreement(s) with financial institutions on behalf of this organization and to designate from time to time who may sign checks and otherwise give instructions regarding this organization's funds and accounts.
2. That any three (3) of the following officers: Preston Prince, CEO/Executive Director; Tracewell Hanrahan, Deputy Executive Director; and Jim Barker, Chief Financial Officer/Chief Compliance Officer; together are authorized to execute the bank documents necessary to establish and maintain facsimile signature agreements for the bank accounts.
3. That the accounts affected by this resolution are those at Bank of the West, Wells Fargo, U.S. Bank (Credit Card Services), the Local Investment Fund (LAIF), and other financial institutions legally appropriate to conduct the business of this

organization.

4. That two (2) signatures will be required to negotiate checks. At least one of those signatures must be Preston Prince, CEO/Executive Director; Tracewell Hanrahan, Deputy Executive Director; and/or Chief Financial Officer/Chief Compliance Officer, Jim Barker. The second signature may be that of a Director.

This authorization shall remain in full force and effect for the individuals who officially hold these positions at the Housing Authority of the City of Fresno.

PASSED AND ADOPTED THIS 22nd day of September, 2015. 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:

Preston Prince, Secretary of the Board of Commissioners

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

RESOLUTION NO. XXXX

**RESOLUTION AUTHORIZING OFFICERS/EMPLOYEES
TO ENTER INTO BANKING RELATIONSHIPS AND TRANSACT BUSINESS OF THE
HOUSING AUTHORITY ALONG WITH OR ON BEHALF OF THE CEO/EXECUTIVE
DIRECTOR**

WHEREAS, the Housing Authority of Fresno County periodically needs to enter into banking relationships with various financial institutions and transact the business of the Agency:

NOW THEREFORE, be it resolved as follows:

1. That any three (3) of the following officers of this organization: Preston Prince, CEO/Executive Director; Tracewell Hanrahan, Deputy Executive Director; and Jim Barker, Chief Financial Officer/Chief Compliance Officer; are together authorized to enter into deposit accounts, checking accounts, credit card accounts, cash management and service agreement(s) with financial institutions on behalf of this organization and to designate from time to time who may sign checks and otherwise give instructions regarding this organization's funds and accounts.
2. That any three (3) of the following officers: Preston Prince, CEO/Executive Director; Tracewell Hanrahan, Deputy Executive Director; and Jim Barker, Chief Financial Officer/Chief Compliance Officer; together are authorized to execute the bank documents necessary to establish and maintain facsimile signature agreements for the bank accounts.
3. That the accounts affected by this resolution are those at Bank of the West, Wells Fargo, U.S. Bank (Credit Card Services), the Local Investment Fund (LAIF), and other financial institutions legally appropriate to conduct the business of this

organization.

4. That two (2) signatures will be required to negotiate checks. At least one of those signatures must be Preston Prince, CEO/Executive Director; Tracewell Hanrahan, Deputy Executive Director; and/or Chief Financial Officer/Chief Compliance Officer, Jim Barker. The second signature may be that of a Director.

This authorization shall remain in full force and effect for the individuals who officially hold these positions at the Housing Authority of Fresno County.

PASSED AND ADOPTED THIS 22nd day of September, 2015. 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:

Preston Prince, Secretary of the Board of Commissioners



BOARD MEMO

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TO: Boards of Commissioners
Fresno Housing
Authority

FROM: Preston Prince *P.P.P.*
CEO/Executive Director

AUTHOR: Christina Husbands
Community
Development Manager

DATE: 09/17/15

BOARD MEETING: 09/22/15

AGENDA ITEM: 7g

RE: Rental Assistance Demonstration (RAD) –
Authorization for Public Housing Program Funds for
Pre- Development Activities

Executive Summary

At the June 25, 2014 and October 22, 2014 Board meetings, the Fresno Housing Authority (FH) boards approved the submission of Rental Assistance Demonstration (RAD) applications to the Department of Housing and Urban Development (HUD) for the conversion of eight (8) low-income public housing (LIPH) developments within the City and County of Fresno.

Subsequently, HUD has issued seven (7) of the eight (8) Commitments to Enter into a Housing Assistance Payments (CHAPs) needed to proceed with the financing and conversion of the selected LIPH properties. The final CHAP is under review and is expected to be issued soon. A complete list can be found in Table 1 below:

Table 1 - Current/Pending CHAPs

LIPH Development	Location	# Units	CHAP Status
Monte Vista Terrace	Fresno	44	Pending
Sierra Terrace	Fresno	46	Issued 05/15/15
Shockley Terrace	Selma	25	Issued 09/04/15
Magill Terrace	Fowler	20	Issued 09/04/15
Sunset Terrace I & II	Reedley	40	Issued 05/15/15
Firebaugh Elderly	Firebaugh	30	Issued 05/15/15
Helsem Terrace	Kerman	40	Issued 05/15/15
Biola Apts.	Biola	12	Issued 05/15/15

Staff is requesting that the Boards authorize the pre-development funds permitted by HUD for the RAD projects. The final RAD implementation notice allows PHA's to expend up to \$100,000 in public housing program funds on pre-development conversion costs per project. Predevelopment assistance may be used to pay for materials and services related to proposed rehabilitation or development and may also be used for preliminary development work.

Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority approve the use of up to \$100,000 per project, as listed in Table 1 above, of public housing Capital Funds and/or Operating Reserves for anticipated pre-development expenses, and authorize the CEO/Executive Director, Preston Prince; the Deputy Executive Director, Tracewell Hanrahan; and/or their designee to execute all agreements and ancillary documents in connection therewith.

Fiscal Impact

Use of up to \$200,000 of City and \$600,000 of County LIPH Capital Funds and/or Operating Reserves for RAD pre-development activities. There are sufficient Capital Funds and Operating Reserves available to allow for these expenditures. The utilization of these restricted HUD funds will release unrestricted funds from HRFC. HRFC funds are currently being utilized for pre-development activities associated with the RAD projects.

Background

RAD is a federal program that allows projects funded under the Public Housing Program to convert their assistance to long-term, project-based Section 8 rental assistance contracts. No incremental funds are authorized under RAD, and Public Housing Authority's (PHA's) will convert their assistance at current subsidy levels. The RAD program is currently authorized to convert the rental assistance for up to 185,000 units in a first-come, first-serve application process that is being conducted throughout the country.

RESOLUTION NO. _____

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

RESOLUTION APPROVING THE HOUSING AUTHORITY OF THE CITY OF FRESNO TO
AUTHORIZE THE USE OF \$100,000 PER PROJECT OF PUBLIC HOUSING PROGRAM FUNDS
FOR PRE-DEVELOPMENT COSTS ASSOCIATED WITH THE RENTAL ASSISTANCE
DEMONSTRATION PROJECTS (RAD) – CITY AMP 1 – MONTE VISTA TERRACE (CA006000001)
AND CITY AMP 2 – SIERRA TERRACE (CA006000002)

WHEREAS, the mission of the Housing Authority of the City of Fresno (the Agency) includes the development and provision of affordable housing units within the Fresno City boundaries; and,

WHEREAS, the Agency is obligated to provide housing opportunities for low and moderate income households within a variety of neighborhoods; and,

WHEREAS, the Agency intends to utilize Public Housing funds from Capital Funds and/or Operating Reserves, for pre-development expenses associated with RAD City AMP 1 – Monte Vista Terrace and City AMP 2 – Sierra Terrace;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby authorizes \$100,000 per project of Public Housing Capital Funds and/or Operating Reserves for pre-development expenses associated with RAD City AMP 1 – Monte Vista Terrace and City AMP 2 – Sierra Terrace and authorize Preston Prince, the Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee to execute all contracts and ancillary documents in connection therewith.

PASSED AND ADOPTED THIS 22nd DAY OF September, 2015. 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:

Preston Prince, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

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

RESOLUTION APPROVING THE HOUSING AUTHORITY OF FRESNO COUNTY TO AUTHORIZE THE USE OF \$100,000 PER PROJECT OF PUBLIC HOUSING PROGRAM FUNDS FOR PRE-DEVELOPMENT COSTS ASSOCIATED WITH THE RENTAL ASSISTANCE DEMONSTRATION PROJECTS (RAD) – COUNTY AMP 2 – MAGILL TERRACE AND SHOCKLEY TERRACE (CA028000002), COUNTY AMP 3 – SUNSET TERRACE I & II (CA028000003), COUNTY AMP 4 – FIREBAUGH ELDERLY (CA028000004), AND COUNTY AMP 5 – HELSEM TERRACE AND BIOLA APARTMENTS (CA028000005)

WHEREAS, the mission of the Housing Authority of Fresno County (the Agency) includes the development and provision of affordable housing units within the County of Fresno boundaries; and,

WHEREAS, the Agency is obligated to provide housing opportunities for low and moderate income households within a variety of neighborhoods; and,

WHEREAS, the Agency intends to utilize Public Housing funds from Capital Funds and/or Operating Reserves, for pre-development expenses associated with RAD County AMP 2 – Magill Terrace and Shockley Terrace, County AMP 3 – Sunset Terrace I & II, County AMP 4 – Firebaugh Elderly, and County AMP 5 – Helsem Terrace and Biola Apartments;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, hereby authorizes \$100,000 per project of Public Housing Capital Funds and/or Operating Reserves for pre-development expenses associated with RAD County AMP 2 – Magill Terrace and Shockley Terrace, County AMP 3 – Sunset Terrace I & II, County AMP 4 – Firebaugh Elderly, and County AMP 5 – Helsem Terrace and Biola Apartments and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee to execute all contracts and ancillary documents in connection therewith.

PASSED AND ADOPTED THIS 22nd DAY OF September, 2015. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

Resolution – County – Approval of \$100,000 public housing program funds to project development costs

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners



BOARD MEMO

1331 Fulton Mall
Fresno, California 93721

O (559) 443-8400
F (559) 445-8981
TTY (800) 735-2929

www.fresnohousing.org

TO: Board of Commissioners
Fresno Housing
Authority

DATE: Sept 17, 2015

FROM: Preston Prince *P.P.P.*
CEO/Executive Director

BOARD MEETING: Sept 22, 2015

AUTHOR: Dave Brenner
Community
Development
Coordinator

AGENDA ITEM: 7h

RE: Shockley Terrace – Approval to Apply for Additional
Funding

Executive Summary

On June 23, 2015, the Board approved the submission of an application for the Shockley Terrace project to the California Tax Credit Allocation Committee (“CTCAC”) and the commitment of up to \$1,800,000 of HRFC funds and \$357,429 of Capital/Operating Reserves. Staff has received a CTCAC point letter indicating the project meets threshold and scores competitively. Therefore, in anticipation of a possible CTCAC award allocation, Staff proposes the pursuit of additional funding to decrease the HRFC funding commitment.

Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority adopt the attached resolution approving the submission of additional funding applications, and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee to negotiate and execute documents in connection with the approved action. The various financing sources under consideration may include, but are not limited to: (a) Affordable Housing Program (AHP) application to the Federal Home Loan Bank of San Francisco, (b) County of Fresno HOME funds and (c) other grants, operating subsidies and/or private loans and such other sources as determined by the CEO/Executive Director.

Fiscal Impact

The anticipated fiscal impact is minimal with the cost of staff time as the only foreseeable expense.

Background

Shockley Terrace is an existing 25 unit Low-Income Public Housing property on 4.719 acres in Selma, CA. The project will include complete demolition and the new construction of 48 affordable housing units and a 2,841 sq.ft. community building.

RESOLUTION NO. _____

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

RESOLUTION AUTHORIZING ADDITIONAL FUNDING APPLICATIONS FOR THE
SHOCKLEY TERRACE PROJECT, 2132 LOCUST STREET, SELMA, CA 93662
(APN 389-293-01T)

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

WHEREAS, the Authority has agreed to facilitate the development of real property at 2132 Locust Street, Selma, CA, 93662 (APN 389-293-01T), and the improvements located thereon into a 48-unit multifamily complex (collectively, the Property); and,

WHEREAS, the Authority seeks to pursue funding sources in addition to tax credits made available by the California Tax Credit Allocation Committee (CTCAC). These sources include, but are not limited to (a) Affordable Housing Program (AHP) of the Federal Home Loan Bank of San Francisco, (b) County of Fresno HOME funds and (c) other grants, operating subsidies and/or private loans as determined by the CEO/Executive Director,

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, hereby authorizes Preston Prince, the CEO/Executive Director, Tracewell Hanrahan, Deputy Director, or their designee, to adopt this resolution approving financing applications for the Shockley Terrace project.

PASSED AND ADOPTED THIS 22nd DAY OF SEPTEMBER, 2015. 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:

Preston Prince, Secretary of the Boards of Commissioners



BOARD MEMO

1331 Fulton Mall
Fresno, California 93721

O (559) 443-8400
F (559) 445-8981
TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing Authority

FROM: Preston Prince *P.P.*
CEO/Executive Director

AUTHOR: Juan Lopez
Sr. Analyst - QA

DATE: 9/17/2015

BOARD MEETING: 9/22/2015

AGENDA ITEM: 9a

RE: 2015 Public Housing Agency (PHA) Five-Year Plan and Annual Plan Amendments

Executive Summary

In accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998, 24 CFR Part 903 and subsequent U.S. Department of Housing and Urban Development notices, FH staff has prepared an amendment to the 2015 PHA Administrative Plan for the Housing Choice Voucher Program as well as Five-Year Plan changes pertaining to Public Housing and Rental Assistance Demonstration (RAD).

The proposed changes to the Administrative Plan are identical for both the Housing Authority of the City of Fresno and the Housing Authority of Fresno County.

Staff have made the following amendments:

- Owner Disapproval pertaining to non-compliance with Housing Quality Standards (HQS) and owner responsibility
- Repositioning and Conversion of Public Housing related to RAD
- Change in the PHA's definition of a Significant Amendment and Substantial Deviation/Modification

The 45-day public comment period for the amendment ended on September 18, 2015. The Resident Advisory Board had no concerns or objections to the proposed changes and no recommendations for additional changes. Several public comments and recommendations regarding HQS – Site and Neighborhood Conditions were submitted (Attachment G). All of these HQS items are currently cited as deficiencies and inspection failures as they present tripping, fire and health and safety hazards to families and the general public.

In addition, the proposed amendment to the 2015 annual plan addresses the owner's responsibility to maintain properties in compliance with local code, Section 6.0(2)(c). Should the Board choose to include such comments in the Annual Plan, staff have prepared draft language to be included with Owner Disapproval, (Section 6.0(2)(c)(i-v)).

After the Public Hearing that will be held concurrently with the regular September Board meeting in the Central Office Boardroom on September

22, 2015, the Boards will be asked to adopt the amendments to the 2015-2019 PHA Five-Year and Annual Plans as well as amendments to the 2015 HCV Administrative Plan. At that time we will request the Boards' approvals to submit the final version of the Plans to HUD.

Recommendation

It is recommended that the Boards of Commissioners of the Housing Authority of the City of Fresno and the Housing Authority of the County of Fresno adopt the amendments to the 2015-2019 PHA Five-Year and Annual Plans and authorize the CEO/Executive Director to submit the plans and all required attachments to HUD no later than October 1, 2015.

Attachments:

- Attachment A: Summary of Proposed Amendments – 2015 Five-Year/Annual Plans
- Attachment B: 2015 HACF Five-Year/Annual Plan, amended
- Attachment C: 2015 HAFC Five-Year/Annual Plan, amended
- Attachment D: HACF RAD Data
- Attachment E: HAFC RAD Data
- Attachment F: RAB Update Letter
- Attachment G: Public Comments

RESOLUTION NO. _____

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

RESOLUTION AUTHORIZING SUBMISSION OF THE
2015-2019 PUBLIC HOUSING AUTHORITY FIVE-YEAR & ANNUAL PLAN AMENDMENTS TO
THE
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the Quality Housing and Work Responsibility Act of 1998, established the U.S. Department of Housing and Urban Development's (HUD) responsibility for reviewing and approving or disapproving Public Housing Authority (PHA) Annual and Five-Year Plans; and

WHEREAS, the PHA Annual Plan informs HUD, residents and the public of the PHA's mission for serving the needs of low-income and very low-income families and the strategies for addressing those needs; and

WHEREAS, HUD requires each Housing Authority to submit an Annual Plan for tenant-based assistance and public housing programs, and once every five years a Five-Year Plan;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Fresno Housing Authority adopt the 2015-2019 Public Housing Authority Five-Year & Annual Plan Amendments and authorize the CEO/Executive Director to submit the Plans to HUD by the deadline of October 1, 2015.

PASSED AND ADOPTED THIS 22th day of September, 2015 by the following vote:

AYES: XX

NOES: XX

ABSTAIN: XX

ABSENT: XX

Preston Prince, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

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

RESOLUTION AUTHORIZING SUBMISSION OF THE
2015-2019 PUBLIC HOUSING AUTHORITY FIVE-YEAR & ANNUAL PLAN AMENDMENTS TO
THE
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the Quality Housing and Work Responsibility Act of 1998, established the U.S. Department of Housing and Urban Development's (HUD) responsibility for reviewing and approving or disapproving Public Housing Authority (PHA) Annual and Five-Year Plans; and

WHEREAS, the PHA Annual Plan informs HUD, residents and the public of the PHA's mission for serving the needs of low-income and very low-income families and the strategies for addressing those needs; and

WHEREAS, HUD requires each Housing Authority to submit an Annual Plan for tenant-based assistance and public housing programs, and once every five years a Five-Year Plan;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Fresno Housing Authority adopt the 2015-2019 Public Housing Authority Five-Year & Annual Plan Amendments and authorize the CEO/Executive Director to submit the Plans to HUD by the deadline of October 1, 2015.

PASSED AND ADOPTED THIS 22th day of September, 2015 by the following vote:

AYES: XX

NOES: XX

ABSTAIN: XX

ABSENT: XX

Preston Prince, Secretary of the Boards of Commissioners

**Summary of Proposed Amendments
2015 Five-Year/Annual Plan
Effective Date TBD**

Below is a summary of the proposed amendments to be incorporated into the 2015 Five-Year/Annual Plans.

Housing Choice Voucher Administrative Plans

Owner Disapproval

The HACF will disapprove the owner for the following reasons:

- a. The owner, owner's representative, and/or property management company has a history or practice of non-compliance with the HQS for units leased under the tenant-based programs, or with applicable housing standards for units leased with project-based Section 8 assistance or leased under any other federal housing programs.
- b. The owner, owner's representative, and/or property management company has a history or practice of failing to terminate tenancy of tenants of units assisted under Section 8 or any other federally assisted housing program for activity engaged in by the tenant, any member of the household, a guest or another person under the control of any member of the household that:
 - Threatens the right to peaceful enjoyment of the premises by other residents;
 - Threatens the health or safety of other residents, of employees of the PHA, or of owner employees or other persons engaged in management of the housing;
 - Threatens the health or safety of, or the right to peaceful enjoyment of their residences, by persons residing in the immediate vicinity of the premises; or
 - Is drug-related criminal activity or violent criminal activity; or
- c. The owner, owner's representative, and/or property management company has a history or practice of renting units that fail to meet State or local housing codes; or the owner has not paid State or local real estate taxes, fines or assessments.

The 2015 Administrative Plan also contains language on the duration of owner disapproval and is shown as follows:

If in its administrative discretion the Housing Authority disapproves an owner, the duration of the disapproval will be for three years.

The following is draft language replacing it:

If an owner, owner's representative, and/or property management company has committed fraud or abuse or is guilty of frequent or serious contract violations, the Housing Authority may restrict the owner from future participation in the program

for a period of time commensurate with the seriousness of the offense, and may terminate some or all existing HAP contracts for assisted families with the owner, owner's representative, and/or property management company if the Housing Authority determines it has violated the HAP contract for those units.

In considering whether to disapprove owners, owner representatives, and/or property management companies for any of the discretionary reasons listed above, the Housing Authority will consider all mitigating factors. Such factors may include, but are not limited to, the seriousness of the violations in relation to program requirements, health and safety of participating families, documentation from enforcement agencies, and record of compliance/number of violations of said parties, among others. Upon consideration of such circumstances, the Housing Authority may, on a case-by-case basis, choose to approve an owner, owner's representative, property management company, and/or identified property. If disapproval is warranted, the owner will be notified in writing by the Executive Director or designee of the reason(s) for the disapproval.

Conversion of Public Housing – Rental Assistance Demonstration (RAD)

The Fresno Housing Authority is amending its Annual and 5 year PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the Fresno Housing Authority will be converting to Project Based Rental Assistance under the guidelines of PIH Notice 2012-32, REV-I and any successor Notices.

Upon conversion to Project Based Rental Assistance the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7 of PIH Notice 2012-32, REV-2 and Joint Housing PIH Notice H-2014-09/PIH-2014-17. Additionally, the Fresno Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the Fresno Housing Authority with access 'to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that the Fresno Housing Authority may also borrow funds to address their capital needs.

The Fresno Housing Authority will also be contributing Operating Reserves in the amount of \$667,400, Capital Funds in the amount of \$168,032 and Replacement Housing Factor (RHF) Funds in the amount of \$300,000 towards the conversion.

Attached, please find specific information related to the Public Housing Developments selected for RAD.

Policy changes for converted project that will result in a transfer of assistance related to eligibility are based on maximum annual income at 60% of area median income and eligibility requirements of the Low Income Housing Tax Credit program. Policy changes governing admission and selection are based on preferences.

Definition of Substantial Deviations and Significant Amendments

Current Significant Amendment language is as follows:

As mandated by the U.S. Department of Housing and Urban Development, the Housing Authority must define “What is a substantial deviation, change or significant amendment to the Agency Plan?” If a proposed change to the Agency Plan is considered a “substantial change,” it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed and approved by the Housing Authority Boards of Commissioners. Therefore, the Housing Authority defines significant changes to the Agency Plan to be:

- Changes to tenant/resident admissions policies;
- Changes to the Housing Choice Voucher and Low Income Public Housing termination policy;
- Changes to the tenant/resident screening policy;
- Changes to public housing rent policies;
- Changes to the organization of the waiting list;
- Changes in the use of replacement reserve funds under the Capital Fund Grant;
- Changes in regards to demolition, disposition, designation, or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

The Housing Authorities wish to add the following language to the definition of a significant amendment:

Additionally, as part of the Rental Assistance Development (RAD), Housing Authority of the City of Fresno is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- Changes to the construction and rehabilitation plan for each approved RAD conversion; and changes to the financing structure for each approved RAD conversion

- Adding additional acceptability criteria for failing a unit to include: In conformance with California law, all units must have a carbon monoxide detector installed.
- As an addition to Housing Quality Standards criteria, FH is stating that to be considered a bedroom, the ceiling height in what otherwise qualifies as a bedroom must be 7 feet or local code, whichever is greater.
- Defines criteria that must be met before HAFC will consider approval of an otherwise eligible project-based voucher participant to transfer to a tenant-based voucher.
- When a participant's assistance is terminated under the First In First Out policy due to a shortage of program funding, these families will have "reinstatement first" rights when vouchers again become available. The right to reinstatement will be for up to one year after the effective date of the family's termination of assistance.
- Adding that "any minor or non life-threatening HQS deficiency" (e.g., regrouting bath/sink areas) can be cleared via the HQS Repair Certification methodology rather than requiring a physical reinspection.
- Owner will be required to provide HAFC with adequate documentation when contesting the number of bedrooms in a unit as it relates to rent reasonableness.
- Removes option for an extension of time to complete 24-hour emergency fail items. (Regulatory requirement).
- Some of our Targeted Program participants who are otherwise program eligible may become at risk of losing their rental assistance due to 1) the approach of their expiration period or 2) if supportive services or funding cease to exist. In light of the potential for homelessness or other unstable living conditions for individuals participating in these Targeted Programs (such as, but not limited to, Family Unification Program, Veteran Affairs Supportive Housing Program), HACF will exercise the option to continue assistance to such populations under the Housing Choice Voucher program. To ensure that housing assistance opportunities remain available for all waitlisted applicants, continued assistance to targeted program participants will be limited to 50 slots per year.
- Expanding definition of Limited Preference Homeless programs as follows: These vouchers are targeted for families/individuals in homeless assistance programs and/or initiatives; or special purpose voucher programs, when necessary to prevent homelessness, based on referrals from identified agencies with whom we would partner. Also increasing the number of vouchers targeted from 20 to 40.
- Due to the statutory change effective July 1, 2014 the definition of Extremely Low Income (ELI) limit is changed to the greater of the Federal poverty level or 30% of Area Median Income. In addition, the new ELI limits cannot exceed the Very Low-Income (VLI) limits; therefore, in some cases the ELI limits are identical to the VLI. For income targeting purposes, if a family's income at admission qualifies it under both the ELI limits and the VLI limits, the family will be qualified under the ELI limits.
- The FY 2014 Consolidated Appropriations Act limits the utility allowance to the lower of the voucher size or the unit size, with an exemption for families with a person with disabilities.
- The local preference for a Shelter Plus Care Resident Preference is being removed.
- Under the Rental Assistance Demonstration (RAD) Program participants who are assisted under the Project-Based Rental Assistance (PBRA) have a Choice-Mobility option, as defined under the PBRA program. Typically, these participants have a right to move with continued assistance to the tenant-based voucher program after 24 months, subject to tenant-based voucher availability.
- FH seeks to enhance services at project-based voucher developments by supporting and tracking the educational achievement and school attendance of its residents and coordinating with partner agencies other necessary resident and social service programs. To that end, FH may implement one or more pilot programs that promote education and school attendance and/or other pilot programs to benefit residents at one or more project-based voucher developments. In connection with the pilot program(s), FH will implement data sharing practices that allow FH to coordinate with partner agencies and share authorized information, including information related to school attendance and performance. FH will obtain all required authorizations, waivers, and approvals before receiving data from or providing data to a selected agency.
- The Applicant Portal has been established for persons that make an application with Fresno Housing Authority (FH) so that they may create an on-line account to review and update their personal information, including their current address, as well as indicate their continued interest in remaining on the waiting list. As our primary mode of communication with the applicant is by mail, it is critical that we have a valid, current address at all times so that we will be able to make contact with the applicant when we do a lottery.

2. Owner Disapproval

The HACF will disapprove the owner for the following reasons:

- a. The owner, owner's representative, and/or property management company has a history or practice of non-compliance with the HQS for units leased under the tenant-based programs, or with applicable housing standards for units leased with project-based Section 8 assistance or leased under any other federal housing programs.
- b. The owner, owner's representative, and/or property management company has a history or practice of failing to terminate tenancy of tenants of units assisted under Section 8 or any other federally assisted housing program for activity engaged in by the tenant, any member of the household, a guest or another person under the control of any member of the household that:
 - Threatens the right to peaceful enjoyment of the premises by other residents;
 - Threatens the health or safety of other residents, of employees of the PHA, or of owner employees or other persons engaged in management of the housing;
 - Threatens the health or safety of, or the right to peaceful enjoyment of their residences, by persons residing in the immediate vicinity of the premises; or
 - Is drug-related criminal activity or violent criminal activity; or
- c. The owner, owner's representative, and/or property management company has a history or practice of renting units that fail to meet State or local housing codes; this would include all relevant local code, including, but is not limited to, Site or Neighborhood Conditions as they pertain to:
 - i. Landscape maintenance – Trees, shrubs and landscaping must be adequately maintained (County Code

– Fresno Zoning Ordinance 850.B.6.3

- ii. Hazardous trees and weeds – Dead, decayed, diseased or hazardous trees and overgrown weeds or grass (County Code – Fresno Zoning Ordinance 850.B.6.2.a)
- iii. Parking – Parking on the front yard or unapproved surface is prohibited (County Code – Fresno Zoning Ordinance 850.B.5.1.2)
- iv. Prohibited Vehicles – Front yard storage of boats, personal watercraft and trailers is prohibited (County Code – Fresno Zoning Code title 11, chapter 11.45)
- v. Inoperable Vehicles – Abandoned/inoperable vehicles on the public right of way is prohibited

or

- d. The owner has not paid State or local real estate taxes, fines or assessments.

The 2015 Administrative Plan also contains language on the duration of owner disapproval and is shown as follows:

If in its administrative discretion the Housing Authority disapproves an owner, the duration of the disapproval will be for three years.

The following is draft language replacing it:

If an owner, owner's representative, and/or property management company has committed fraud or abuse or is guilty of frequent or serious contract violations, the Housing Authority may restrict the owner from future participation in the program for a period of time commensurate with the seriousness of the offense, and may terminate some or all existing HAP contracts for assisted families with the owner, owner's representative, and/or property management company if the Housing Authority determines it has violated the HAP contract for those units.

In considering whether to disapprove owners, owner representatives, and/or property management companies for any of the discretionary reasons listed above, the Housing Authority will consider all mitigating factors. Such factors may include, but are not limited to, the seriousness of the violations in relation to program requirements, health and safety of participating families, documentation from enforcement agencies, and record of compliance/number of violations of said parties, among others. Upon consideration of such circumstances, the Housing Authority may, on a case-by-case basis, choose to approve an owner, owner's representative, property management company, and/or identified property. If disapproval is warranted, the owner will be notified in writing by the Executive Director or designee of the reason(s) for the disapproval.

Low-Income Public Housing Program Changes :

- In December 2014, FH converted public housing unit to Project Based Rental Assistance/Low Income Housing Tax Credit as authorized under the Rental Assistance Demonstration. The Rental Assistance Demonstration requires a Temporary Tenant Relocation plan which was prepared by the FH. The plan provides for families to be temporarily relocated during the rehabilitation to nearby temporary housing (at the cost of FH) in order to limit inconvenience to the tenant. Families that are affected by the conversion will continue to be treated as public housing residents during temporary relocation and will be transferred to other available public housing units.
- Due to the statutory change effective July 1, 2014 the definition of Extremely Low Income (ELI) is changed to the greater of the Federal poverty level or 30% of Area Median Income.
- FH would target up to 25 units for homeless families when there are vacancies at public housing units. The units are for families/individuals in homeless assistance programs and/or initiatives, when necessary to prevent homelessness, based on referrals from identified agencies with whom we would partner.
- The Applicant Portal has been established for persons that make an application with Fresno Housing Authority (FH) so that they may create an on-line account to review and update their personal information, including their current address, as well as indicate their continued interest in remaining on the waiting list. As our primary mode of communication with the applicant is by mail, it is critical that we have a valid, current address at all times so that we will be able to make contact with the applicant when we do a lottery.

- (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

- Main administrative office of the HAFC located at:
1331 Fulton Mall, Fresno, CA Telephone (559) 443-8400
- FH development management offices located at:
 1. 937 Klette, Fresno, CA Telephone (559) 457-4175
 2. 1030 Parlier Avenue, Parlier, CA Telephone (559) 457-4125 or (559) 646-2778
 3. 1625 Allardt Drive, Firebaugh, CA Telephone (559) 457-4100 or (559) 653-3084

Copies of the plan are available upon request at these sites and can also be accessed via the HAFC official website: www.fresnohousing.org.

PHA Plan Update

Financial Resources

The HAFC anticipates the following financial resources available for the support of the LIPH and HCV programs administered by the HAFC, Public Housing Operating Fund, Public Housing Capital Fund, Public Housing Dwelling Rental Income, and Annual Contributions for HCV, as well as grant funds for ROSS, HMIS, FSS and Shelter Plus Care.

#	Program	Financial Resources
1	PH Op Subsidy	1,789,990
2	Other Housing Programs Assistance	758,945
3	HAP Earned	44,143,061
4	Admin Fee Earned	4,210,387
5	ROSS	83,923
6	HMIS	211,747
7	FSS	-
8	PH Dwelling Rents	977,884
9	Other Housing Programs Dwelling Rent	292,497
10	Housing Counseling	-
11	SPC	1,497,756
12	Cap Fund	1,151,754
13	Resident Services	225,425
14	Homeless Programs	1,296,610

6.0

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.

7a. HOPE VI or 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 and other available public housing or HUD funds to accomplish these goals.

City View at Van Ness

The City View development is located at the NEC of Van Ness Avenue and Inyo Street in Downtown Fresno and is part of the City of Fresno's Downtown Revitalization/Redevelopment Plan. The development will encompass two adjacent parcels, 802 Van Ness Avenue (APN 468 252 05) and 814 Van Ness Avenue (APN 468 252 06). The four-story design will include three stories of workforce housing and mixed uses on the first floor. The design includes 45 units with a mix of 6 studios, 30 one-bedrooms and 8 two-bedrooms and 1 managers unit on approximately .38 acres, and a common use courtyard on the second floor. The ground floor will include a Community Building of approximately 2,060 square feet, Commercial/Retail space of approximately 3,000 square feet and 24 parking garages. The Community Building will include a fully furnished community/meeting room with television and video capabilities, fitness center, full service kitchen, restroom facilities, lounge, and management offices. Our target population will be families and residents of Fresno and the surrounding areas that are income qualified. This development is targeted for workforce housing, with incomes ranging from 50-60% of the Area Median Income.

Schedule:

05/17/2013 Tax Credit Application
 07/17/2013 Tax Credit Allocation Award
 10/17/2013 Construction Start
 10/31/2014 Construction Completion

7.0

Kings Canyon Apartments

The Cesar Chavez Foundation, and/or affiliate (CCF) has identified a development site located at the 5100 block of E. Kings Canyon Road in the City of Fresno (APNs: 463-021-58, 60, 61). These three contiguous parcels are currently owned by the City of Fresno, with whom CCF will be entering into a Development and Disposition Agreement later this year. Our concept consists of a multigenerational project totaling 139 units over 5.9 acres. The Family Apartments include 27 one-bedroom, 35 two-bedroom, and 27 three-bedroom units. The Senior Apartments include 37 one-bedroom and 9 two-bedroom units. Units range in size from 578 to 1,000 square feet. Community amenities will include a community room, laundry room, library room, and computer center. The goal is to develop this project as a single phase, but depending on the available resources, the project could be built out in two phases. Ultimately the projects will be integrated with shared amenities and services.

Schedule:

07/01/2015 Tax Credit Application
 10/01/2015 Tax Credit Allocation Award
 03/01/2016 Construction Start
 03/31/2017 Construction Completion

Calaveras Court

The subject site consists of two parcels (APNs: 459-243-19 and 459-243-20), currently zoned for R-4 high density multiple-family residential (max

43.56 D.U. acre). The subject site is located at 240 and 250 N. Calaveras, Fresno, California 93701. The subject site consists of 22 multifamily units, built in 1963, (4) 2-story buildings. The Calaveras site will potentially be paired with new construction on a yet to be identified site within the Lowell or Downtown areas for the purpose of a tax credit application. The project is proposed to consist of rehabilitation that includes lead and asbestos abatement, termite abatement, new floor coverings with underlayment and VCT, interior and exterior paint, a 1,000 square foot community building, landscaped grounds, and rebuilt parking stalls. This scope will include, but not be limited to, gutters, ceiling insulation, new drywall where damaged, new heating and cooling units, electrical replacements, new plumbing fixtures and faucets, new 40 gallon water tanks, new appliances (stove, refrigerator), ceiling fans, and new kitchen cabinets, as well as the aforementioned common area improvements.

Schedule:

03/01/2015 Tax Credit Application
06/01/2015 Tax Credit Allocation Award
12/01/2015 Construction Start
12/31/2016 Construction Completion

Highway City

The subject site consists of two parcels, APN's 510-030-17 (a portion of) and 510-030-23, currently zoned for R-1 single family residential (max 10.37 D.U. acre). The total development area will be approximately 5.1 acres, consisting of approximately 2.58 acres of APN 510-030-17 (to be split, with development occurring on approximately 2.58 acres on the eastern portion of the parcel and 2.52 acres of APN 510-030-23. 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 the new construction of cluster single-family residential, with no more than 67 units total. The subject site is also proposed to include an approximately 10,400 square foot community building, landscaped grounds, paved parking areas and paved walkways.

Schedule:

03/01/2015 Tax Credit Application
06/01/2015 Tax Credit Allocation Award
12/01/2015 Construction Start
12/31/2016 Construction Completion

Cedar Heights

The subject site consists of one parcel currently zoned R-2 for multi-family residential, which measures 35,953.90 square feet (0.83 acres) with the associated Fresno County Assessor's Parcel Numbers (APNs) of 471-220-55T. The subject site is located on the southern side of East Hamilton Avenue, east of South Chance Avenue within the City of Fresno, California, with the address of 4532 E. Hamilton Avenue. The subject site is currently vacant land.

The project site will consist of two-story apartment buildings, with 14 apartment units at a maximum of 1,200 square feet each.

Schedule:

07/01/2014 Tax Credit Application
09/24/2014 Tax Credit Allocation Award
03/23/2015 Construction Start
03/31/2016 Construction Completion

Fulton West

The proposed site is currently vacant land located at 541 N. Fulton Street, Fresno, CA 93711 with APNs 452-274-05 and 452-274-16. The proposed project would include the new construction of 31 affordable housing units with landscaped grounds, paved parking areas and paved walkways.

Schedule:

07/01/2014 Tax Credit Application
09/24/2014 Tax Credit Allocation Award
03/23/2015 Construction Start
03/31/2016 Construction Completion

North Fulton Mall Expansion

The site is home to the Fresno Housing Authority's central office in downtown Fresno. The proposed expansion site shows interest in developing property at Tuolumne and Broadway. The property consists of two parcels at a combined 1.38 acres. It is adjacent to property owned by the Fresno Housing Authority, and the Assessor's Parcel Numbers are 466-206-50T and 466-206-51T. The subject expansion may include commercial and residential units for up to 90 units.

Schedule:

07/01/2015 Tax Credit Application

10/01/2015 Tax Credit Allocation Award
03/01/2016 Construction Start
03/31/2017 Construction Completion

7th and Ventura Seniors

The proposed site is located on 7th and Ventura Street in the City of Fresno. The proposed site is currently vacant land. FH's vision for the project consists of new construction of 50 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:
07/01/2014 Tax Credit Application
10/01/2014 Tax Credit Allocation Award
03/01/2015 Construction Start
03/31/2016 Construction Completion

African American Museum

The proposed site is located at 1857 Fulton in the City of Fresno. The proposed site is currently home to the African American Museum. FH's vision for the project may consist of new construction or substantial rehab of 45 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit. The project may also include mixed use.

Schedule:
07/01/2015 Tax Credit Application
10/01/2015 Tax Credit Allocation Award
03/01/2016 Construction Start
03/31/2017 Construction Completion

Hanoian Site

The proposed site is located at Ventura and Cedar in the City of Fresno. The proposed site is currently home to retail. FH's vision for the project consists of new construction mixed use of 45 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:
07/01/2015 Tax Credit Application
10/01/2015 Tax Credit Allocation Award
03/01/2016 Construction Start
03/31/2017 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.

Schedule:
07/01/2015 Tax Credit Application
10/01/2015 Tax Credit Allocation Award
03/01/2016 Construction Start
03/31/2017 Construction Completion

West Fresno Villa Urbana

The proposed site is located in Southwest Fresno and is currently vacant land. The proposed project would include the new construction of up to 65 units. The concept may include mixed-income housing units as well as commercial spaces.

Schedule:
03/01/2015 Tax Credit Application
05/01/2015 Tax Credit Allocation Award
12/30/2015 Construction Start
06/01/2017 Construction Completion

Garland Gardens

The proposed site is located in the City of Fresno. FH's vision for the project consists of substantial rehab of 51 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:
07/01/2015 Tax Credit Application
10/01/2015 Tax Credit Allocation Award
03/01/2016 Construction Start
03/31/2017 Construction Completion

Bastian Court

The proposed site is located at 2139 Stanislaus Street in the City of Fresno. FH's vision for the project consists of new construction of 60 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

- 07/01/2015 Tax Credit Application
- 10/01/2015 Tax Credit Allocation Award
- 03/01/2016 Construction Start
- 03/31/2017 Construction Completion

Phase II RAD Conversion

The proposed Phase II RAD Conversion Project is comprised of separate, existing public housing developments throughout Fresno City. The proposed project consists of a substantial rehabilitation of the residential units to preserve their long-term affordability, made possible by converting them from public housing to Project Based Rental Assistance via the HUD Rental Assistance Demonstration.

Schedule: (Funding applications will be phased through 2015-2017)

- 08/01/2014 - RAD Application
- 03/15/2015 - Tax Credit Application
- 06/15/2015 - Tax Credit Allocation
- 12/01/2015 - Construction Start
- 07/01/2017 - 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.

Demolition and/or Disposition

Cedar Heights

The subject site consists of one parcel currently zoned R-2 for multi-family residential, which measures 35,953.90 square feet (0.83 acres) with the associated Fresno County Assessor's Parcel Numbers (APNs) of 471-220-55T. The subject site is located on the southern side of East Hamilton Avenue, east of South Chance Avenue within the City of Fresno, California, with the address of 4532 E. Hamilton Avenue. The subject site is currently vacant land.

The parcel is currently designated under the Low-Income Public Housing program. This parcel was apportioned from the Cedar Courts property during the RAD conversion process.

The agency plans to submit a disposition application to the Special Applications Center (SAC). An approved disposition will allow the subject parcel to be transferred at Fair Market Value (FMV) and utilized for the development of low-income tax credit housing. Under HUD regulations, parcels which are "incidental to, or do not interfere with, the continued operation of the remaining portion of the development" qualify for disposition. Furthermore, parcels which can be used more efficiently to develop low-income housing outside the public housing program qualify for disposition.

Disposition Timetable:

- 09/2014 – Board review of proposed disposition
- 11/2014 – Disposition application to HUD Special Applications Center (SAC)
- 02/2015 – Transfer of subject parcel

Repositioning Low-Income Public Housing

The agency is considering the disposition and potential demolition of select low-income public housing properties throughout the City of Fresno. The potential projects consist of a substantial rehabilitation 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.

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

- City AMP 2 (244Units)**

7b.

Sierra Plaza (70 Units)
Fairview Heights Terrace (74 Units)
Sierra Terrace (72 Units)
Desoto Gardens (28 Units)

Schedule:

01/01/2015 - 01/01/2017 Disposition Applications
07/01/2015 – 07/01/2018 Tax Credit Applications
03/01/2016 – 03/01/2019 Construction Starts
07/01/2017 – 12/01/2020 Construction Completions

Conversion of Public Housing

Fresno RAD (Phase I) – Under Construction

The Fresno RAD Project is comprised of 3 separate, existing public housing developments located in the City of Fresno: Cedar Courts I & II, 149 units of multifamily housing on 17.85 acres located on the southwest corner of Cedar and Hamilton Ave; and Inyo Terrace, 44 units on 3.56 acres located on Peach Ave, just north of Kings Canyon Rd. Viking Village, 40 units of multifamily housing on 4.5 acres located at the northeast corner of Chestnut and Ashlan Ave, is proposed to be financed by 9% LIHTCs in Round 2. These developments were built between 1954 and 1984. The proposed project consists of a substantial rehabilitation of the residential units to preserve their long-term affordability, made possible by converting them from public housing to Project Based Rental Assistance via the HUD Rental Assistance Demonstration.

RAD PHASE I: CI AMP 4 (233 Units)

CA006000004 – Cedar Courts (119 units)
CA006000004 – Cedar Courts II (30 units)
CA006000004 – Viking Village (40 units)
CA006000004 – Inyo Terrace (44 units)

Schedule:

03/06/13 Tax Credit Application
6/12/13 Tax Credit Allocation
12/01/13 Construction Start
12/01/14 Construction Completion
06/01/15 Lease-Up

The HACF anticipates a possible conversion of 426 public housing units 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. The number and location of public housing units anticipated for conversion in 2015-2017 are broken down as follows:

7c.

RAD PHASE II, First Set of Projects

City AMP 1

Monte Vista Terra (44 Units)

City AMP 2

Sierra Terrace (partial, 46 Units)

RAD PHASE II, Second Set of Projects

City AMP 1 (182 Units)

Sequoia Courts (60 Units) and Sequoia Courts Terrace (78 Units)

City AMP 2

Sierra Terrace (partial, 26 Units), Fairview Heights Terrace (74 Units) Sierra Plaza (70 Units) and Desoto Gardens (28 Units)

RAD PHASE II – (Funding applications will be phased through 2015-2017)

Schedule:

08/01/2014 - RAD Application
03/01/2015 – 07/01/2018 Tax Credit Applications
12/01/2015 – 03/01/2019 Construction Starts
07/01/2017 – 12/01/2020 Construction Completions

The Fresno Housing Authority is amending its Annual and 5 year PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the Fresno Housing Authority will be converting to Project Based Rental Assistance under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices.

	<p>Upon conversion to Project Based Rental Assistance the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7 of PIH Notice 2012-32, REV-2 and Joint Housing PIH Notice H-2014-09/PIH-2014-17. Additionally, the Fresno Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements.</p> <p>RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the Fresno Housing Authority with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that the Fresno Housing Authority may also borrow funds to address their capital needs.</p> <p>The Fresno Housing Authority will also be contributing Operating Reserves in the amount of \$667,400, Capital Funds in the amount of \$168,032 and Replacement Housing Factor (RHF) Funds in the amount of \$300,000 towards the conversion.</p> <p>Attached, please find specific information related to the Public Housing Developments selected for RAD.</p> <p>Policy changes for converted project that will result in a transfer of assistance related to eligibility are based on maximum annual income at 60% of area median income and eligibility requirements of the Low Income Housing Tax Credit program. Policy changes governing admission and selection are based on preferences.</p>
7d.	<p>Homeownership</p> <p>The HOP program, organized much like a lease option-to-buy, has the objective of allowing a family ownership of a FHA owned home within 5-7 years. The market changes over the years have impacted the process of selling the properties. Currently there are 4 occupied homes under this program and 9 vacant (combined total for Fresno and Sanger). In 2015 we will look at converting these homes to new programs (Section 24 and 32) allowing for ease of sale.</p>
7e.	<p>Project Based Rental Assistance (PBRA)</p> <p>Project Based Rental Assistance contracts are in effect for Phase I of the RAD projects. FH anticipates utilizing PBRA for Phase II of the RAD conversion process, contingent on HUD approval, and any projects involving the transfer of assistance from current Low Income Public Housing units.</p> <p>RAD PHASE I – Under Construction CA006000004 – Cedar Courts (119 units) CA006000004 – Cedar Courts II (30 units) CA006000004 – Viking Village (40 units) CA006000004 – Inyo Terrace (44 units)</p> <p>RAD PHASE II City AMP I (182 Units) Sequoia Courts (60 Units) Sequoia Courts Terrace (78 Units) Monte Vista Terra (44 Units)</p> <p>City AMP 2 (244Units) Sierra Plaza (70 Units) Fairview Heights Terrace (74 Units) Sierra Terrace (72 Units) Desoto Gardens (28 Units)</p> <p>West Fresno Villa Urbana – up to 50 PBRA's</p> <p>Southeast Fresno RAD excess transfer – up to 3 PBRA's</p> <p>Project Based Vouchers</p> <p>Project Based Vouchers are anticipated to be utilized at a number of development; both in tax-credit financed properties and through U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program. The number and location of PB vouchers expected for 2015- 426 vouchers are broken down as follows:</p> <p>Kings Canyon Apartments – up to 27 project based vouchers.</p> <p>Calaveras Court – up to 15 project based vouchers.</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: 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) are an essential resource. To date, three projects are under consideration targeting persons with very-low incomes, generally below 30-40% of the area median income. Each of the three projects was selected in accordance with HUD Title 24</p>

	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.
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <i>Attachment "A" – Capital Fund Program Annual Statement/Performance and Evaluation Report HUD-50075.1</i>
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <i>See HUD-50075.2 approved by HUD as part of the CA006 Annual Plan effective January 1, 2014.</i>
8.3	Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. The HACF Plan includes the following actions and commitments: 1) Construction and rehabilitation of new affordable housing units with emphasis on households with five or more members, the elderly and the disabled; 2) Rehabilitation of existing affordable housing stock; 3) Ensure equal opportunity and affirmatively further fair housing; 4) Improvement of processes that affect housing affordability; 5) Provide assistance to those individuals who are homeless or at risk of becoming homeless; 6) Seek grant opportunities for housing subsidy for low to very low-income households including elderly and non-elderly disabled households; 7) Provide housing counseling and economic empowerment services in the community.
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. The HACF is a federally funded agency that administers housing assistance programs to qualified very low income families, the disabled, and seniors. The HACF publicizes and disseminates information to make known the availability of housing units and housing-related services for very low-income families on a regular basis. The HACF communicates the status of housing availability to other service providers in the community. The HACF advises them of housing eligibility factors and guidelines in order that they make proper referrals for those who seek housing. <u>Continued Assistance for Targeted Programs</u> Targeted Programs refers to special purpose vouchers operated within the Housing Choice Voucher program and are intended to serve specific subpopulations and often correspond with supportive services. Although most of these programs provide ongoing housing assistance as long as the household is income eligible, some have an expiration period or can terminate eligibility if supportive services or funding cease to exist. HACF recognizes that this practice could potentially result in homelessness or other unstable living conditions, therefore, will exercise the option to continue assistance to such populations under the Housing Choice Voucher program. This option will be available to Targeted Programs such as, but not limited to: <ul style="list-style-type: none"> • Family Unification Program – FUP • Veteran Affairs Supportive Housing Program – VASH To ensure that housing assistance opportunities remain available for all waitlisted applicants, continued assistance to targeted program participants will be limited to 50 slots per year. In effort to align with voucher utilization goals, continued assistance for targeted program participants (Except FUP-Youth) will only be considered when 1) the program making the request is at 98% utilization or above; 2) tenant-based vouchers are available; and 3) the transfer would not result in overleasing under the tenant-based voucher program. Exception to FUP-Youth is made due to time-limited clause for program participation. The intent of providing the continued assistance option is to: <ul style="list-style-type: none"> • Create attrition and availability of targeted program vouchers to targeted subpopulations with special needs. • Allow participants who no longer require the supportive services to retain housing, but still need rental subsidy, the opportunity to "graduate" from a targeted program to the next level towards independence. • Provide continuity and housing stability for youth who have an expiring FUP voucher.

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

The HACF completed development and leasing of 50 project based voucher units, 148 units total at Parc Grove Commons Northwest, a mixed finance development in central Fresno.

The HACF completed 34 units at Bridges at Florence, a mixed finance development in Southwest Fresno.

The Fresno Housing Authority completed the San Ramon property and rehabilitated 32 units in partnership with the City of Fresno.

Under contract with the City of Fresno, the HACF has purchased, rehabilitated, and continue selling 13 formerly-foreclosed single-family homes under the NSP program.

The Resident Opportunities and Self-Sufficiency (ROSS) program provides holistic services which include one-on-one case management and group education workshops to adult and youth residents in public housing developments. Youth activities focus on academic development, career awareness, physical fitness, financial education, and other self-development programs to assist them in becoming successful adults. Adult programs provide linkages to resources for education/career advancement awareness, access to job training and Section 3 training and employment opportunities, development of basic life skills, understanding tenant responsibilities, and building credit to become mortgage worthy as a first step toward achieving homeownership. Adult program activities for elderly and disabled residents assist them in achieving self-sufficiency and aging in place. The ROSS program also provides family bonding and neighborhood community building opportunities to assist residents in creating a healthy environment within and outside the complexes.

HACF is a HUD-certified Local Housing Counseling Agency (LHCA). It provides one-on-one pre- and post-purchase counseling. Foreclosure intervention, mortgage scams awareness, and a 16-hour extensive Homebuyer Education and Counseling program (HEC). HEC certification fulfills the homeownership education requirements for down payment assistance programs for first-time homebuyers, such as: Fresno City and County down payment assistance program, IDEA, WISH, NSP, CalFHA, Mortgage Assistance Program, etc. The HACF LHCA has successfully assisted distressed homeowners to prevent foreclosure.

The HACF Resident Services programs assist youth and adult residents of HACF affordable housing, and mixed use/tax credit developments to access resources for self-development and self-sufficiency. Service Coordinators provide youth development activities and coordinate workshops in partnership with community organizations to benefits residents. The Program also provides family bonding and neighborhood community building opportunities to assist residents in creating a healthy environment within and outside the complexes.

10.0

HACF has grant funding under the initiative Housing Opportunities for Persons with HIV/AIDS (HOPWA) to operate permanent supportive housing and supportive services to persons living with HIV/AIDS (PLWHA) via a tenant based rental assistance program. Assistance will be provided for a period of one (1) to three (3) years or until funding is exhausted for this program. This rental assistance is available in Fresno County only; HOPWA is not portable to other counties and/or states. Eligibility is limited to those applicant households where at least one (1) member has a documented medical diagnosis of HIV and/or AIDS. Written determinations must be made by a physician or medical professional trained to make such determination; and applicant household income must be below 80% Area Mean Income (AMI). Additional preference will be given to those applicant households that exhibit homelessness as defined by U.S. Department of Housing and Urban Development. The HOPWA program is modeled after the Shelter Plus Care program in all aspects; with two (2) exceptions - inclusion is strictly related to those with the specific HIV/AIDS diagnosis and homelessness is not a prerequisite of program inclusion.

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 July 1, 2014 and end on or about June 30, 2016. 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).

The Fresno Madera Continuum of Care (FMCoC) is a consortium of nonprofit, government, faith-based, civic and business organizations dedicated to addressing the myriad of needs for the homeless population throughout the cities and counties of Fresno and Madera. Homeless housing assistance and operations for the FMCoC participating agencies is funded largely through the U.S. Department of Housing and Urban Development which assists in the advancement of housing and services solutions for the homeless population. HACF serves as Collaborative Applicant for the FMCoC. In this role, HACF is responsible for facilitation of the annual HUD Notice of Funding Availability (NOFA) competition. HACF ensures timely completion of the funding application and compliance with HUD mandates. HACF also serves as the Lead Agency for the Homeless Management Information System (HMIS), the repository whereby all data regarding housing and/or services to homeless individuals/families are kept. In this role, HACF is responsible for all data reporting to HUD including the Annual Homeless Assessment Report to Congress. HACF staff also serves on the Executive Committee and chairs sub-committees of the FMCoC.

b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

Definition of Substantial Deviations and Significant Amendments

As mandated by the U.S. Department of Housing and Urban Development, the Housing Authority must define "What is a substantial change to the Agency Plan?" If a proposed change to the Agency Plan is considered a "substantial change," it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed and approved by the Housing Authority Boards of Commissioners. Therefore, the Housing Authority defines significant changes to the Agency Plan to be:

- Changes to tenant/resident admissions policies;

- Changes to the Housing Choice Voucher and Low Income Public Housing termination policy;
- Changes to the tenant/resident screening policy;
- Changes to public housing rent policies;
- Changes to the organization of the waiting list;
- Changes in the use of replacement reserve funds under the Capital Fund Grant;
- Changes in regards to demolition, disposition, designation, or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

Additionally, as part of the Rental Assistance Development (RAD), Housing Authority of the City of Fresno is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
 - Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
 - Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- Changes to the financing structure for each approved RAD conversion.

<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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- As an addition to Housing Quality Standards criteria, FH is stating that to be considered a bedroom, the ceiling height in what otherwise qualifies as a bedroom must be 7 feet or local code, whichever is greater.
- Defines criteria that must be met before HAFC will consider approval of an otherwise eligible project-based voucher participant to transfer to a tenant-based voucher.
- When a participant's assistance is terminated under the First In First Out policy due to a shortage of program funding, these families will have "reinstatement first" rights when vouchers again become available. The right to reinstatement will be for up to one year after the effective date of the family's termination of assistance.
- Adding that "any minor or non life-threatening HQS deficiency" (e.g., regrouting bath/sink areas) can be cleared via the HQS Repair Certification methodology rather than requiring a physical reinspection.
- Owner will be required to provide HAFC with adequate documentation when contesting the number of bedrooms in a unit as it relates to rent reasonableness.
- Removes option for an extension of time to complete 24-hour emergency fail items. (Regulatory requirement).
- Some of our Targeted Program participants who are otherwise program eligible may become at risk of losing their rental assistance due to 1) the approach of their expiration period or 2) if supportive services or funding cease to exist. In light of the potential for homelessness or other unstable living conditions for individuals participating in these Targeted Programs (such as, but not limited to, Family Unification Program, Veteran Affairs Supportive Housing Program), HACF will exercise the option to continue assistance to such populations under the Housing Choice Voucher program. To ensure that housing assistance opportunities remain available for all waitlisted applicants, continued assistance to targeted program participants will be limited to 50 slots per year.
- Expanding definition of Limited Preference Homeless programs as follows: These vouchers are targeted for families/individuals in homeless assistance programs and/or initiatives; or special purpose voucher programs, when necessary to prevent homelessness, based on referrals from identified agencies with whom we would partner. Also increasing the number of vouchers targeted from 20 to 40.
- Due to the statutory change effective July 1, 2014 the definition of Extremely Low Income (ELI) limit is changed to the greater of the Federal poverty level or 30% of Area Median Income. In addition, the new ELI limits cannot exceed the Very Low-Income (VLI) limits; therefore, in some cases the ELI limits are identical to the VLI. For income targeting purposes, if a family's income at admission qualifies it under both the ELI limits and the VLI limits, the family will be qualified under the ELI limits.
- The FY 2014 Consolidated Appropriations Act limits the utility allowance to the lower of the voucher size or the unit size, with an exemption for families with a person with disabilities.
- The local preference for a Shelter Plus Care Resident Preference is being removed.
- Under the Rental Assistance Demonstration (RAD) Program participants who are assisted under the Project-Based Rental Assistance (PBRA) have a Choice-Mobility option, as defined under the PBRA program. Typically, these participants have a right to move with continued assistance to the tenant-based voucher program after 24 months, subject to tenant-based voucher availability.
- FH seeks to enhance services at project-based voucher developments by supporting and tracking the educational achievement and school attendance of its residents and coordinating with partner agencies other necessary resident and social service programs. To that end, FH may implement one or more pilot programs that promote education and school attendance and/or other pilot programs to benefit residents at one or more project-based voucher developments. In connection with the pilot program(s), FH will implement data sharing practices that allow FH to coordinate with partner agencies and share authorized information, including information related to school attendance and performance. FH will obtain all required authorizations, waivers, and approvals before receiving data from or providing data to a selected agency.
- The Applicant Portal has been established for persons that make an application with Fresno Housing Authority (FH) so that they may create an on-line account to review and update their personal information, including their current address, as well as indicate their continued interest in remaining on the waiting list. As our primary mode of communication with the applicant is by mail, it is critical that we have a valid, current address at all times so that we will be able to make contact with the applicant when we do a lottery.

2. Owner Disapproval

The HACF will disapprove the owner for the following reasons:

- a. The owner, owner's representative, and/or property management company has a history or practice of non-compliance with the HQS for units leased under the tenant-based programs, or with applicable housing standards for units leased with project-based Section 8 assistance or leased under any other federal housing programs.
- b. The owner, owner's representative, and/or property management company has a history or practice of failing to terminate tenancy of tenants of units assisted under Section 8 or any other federally assisted housing program for activity engaged in by the tenant, any member of the household, a guest or another person under the control of any member of the household that:
 - Threatens the right to peaceful enjoyment of the premises by other residents;
 - Threatens the health or safety of other residents, of employees of the PHA, or of owner employees or other persons engaged in management of the housing;
 - Threatens the health or safety of, or the right to peaceful enjoyment of their residences, by persons residing in the immediate vicinity of the premises; or
 - Is drug-related criminal activity or violent criminal activity; or
- c. The owner, owner's representative, and/or property management company has a history or practice of renting units that fail to meet State or local housing codes; this would include all relevant local code, including, but is not limited to, Site or Neighborhood Conditions as they pertain to:
 - i. Landscape maintenance – Trees, shrubs and landscaping must be adequately maintained (County Code – Fresno Zoning Ordinance 850.B.6.3)

- ii. Hazardous trees and weeds – Dead, decayed, diseased or hazardous trees and overgrown weeds or grass (County Code – Fresno Zoning Ordinance 850.B.6.2.a)
- iii. Parking – Parking on the front yard or unapproved surface is prohibited (County Code – Fresno Zoning Ordinance 850.B.5.1.2)
- iv. Prohibited Vehicles – Front yard storage of boats, personal watercraft and trailers is prohibited (County Code – Fresno Zoning Code title 11, chapter 11.45)
- v. Inoperable Vehicles – Abandoned/inoperable vehicles on the public right of way is prohibited

or

- d. The owner has not paid State or local real estate taxes, fines or assessments.

The 2015 Administrative Plan also contains language on the duration of owner disapproval and is shown as follows:

If in its administrative discretion the Housing Authority disapproves an owner, the duration of the disapproval will be for three years.

The following is draft language replacing it:

If an owner, owner's representative, and/or property management company has committed fraud or abuse or is guilty of frequent or serious contract violations, the Housing Authority may restrict the owner from future participation in the program for a period of time commensurate with the seriousness of the offense, and may terminate some or all existing HAP contracts for assisted families with the owner, owner's representative, and/or property management company if the Housing Authority determines it has violated the HAP contract for those units.

In considering whether to disapprove owners, owner representatives, and/or property management companies for any of the discretionary reasons listed above, the Housing Authority will consider all mitigating factors. Such factors may include, but are not limited to, the seriousness of the violations in relation to program requirements, health and safety of participating families, documentation from enforcement agencies, and record of compliance/number of violations of said parties, among others. Upon consideration of such circumstances, the Housing Authority may, on a case-by-case basis, choose to approve an owner, owner's representative, property management company, and/or identified property. If disapproval is warranted, the owner will be notified in writing by the Executive Director or designee of the reason(s) for the disapproval.

Low-Income Public Housing Program Changes :

- In December 2014, FH converted public housing unit to Project Based Rental Assistance/Low Income Housing Tax Credit as authorized under the Rental Assistance Demonstration. The Rental Assistance Demonstration requires a Temporary Tenant Relocation plan which was prepared by the FH. The plan provides for families to be temporarily relocated during the rehabilitation to nearby temporary housing (at the cost of FH) in order to limit inconvenience to the tenant. Families that are affected by the conversion will continue to be treated as public housing residents during temporary relocation and will be transferred to other available public housing units.
- Due to the statutory change effective July 1, 2014 the definition of Extremely Low Income (ELI) is changed to the greater of the Federal poverty level or 30% of Area Median Income.
- The Applicant Portal has been established for persons that make an application with Fresno Housing Authority (FH) so that they may create an on-line account to review and update their personal information, including their current address, as well as indicate their continued interest in remaining on the waiting list. As our primary mode of communication with the applicant is by mail, it is critical that we have a valid, current address at all times so that we will be able to make contact with the applicant when we do a lottery.

(b.) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

- Main administrative office of the HAFC located at:
1331 Fulton Mall, Fresno, CA Telephone (559) 443-8400
- FH development management offices located at:
 1. 937 Klette, Fresno, CA Telephone (559) 457-4175
 2. 1030 Parlier Avenue, Parlier, CA Telephone (559) 457-4125 or (559) 646-2778
 3. 1625 Allardt Drive, Firebaugh, CA Telephone (559) 457-4100 or (559) 653-3084

Copies of the plan are available upon request at these sites and can also be accessed via the HAFC official website: www.fresnohousing.org.

PHA Plan Update

Financial Resources

The HAFC anticipates the following financial resources available for the support of the LIPH and HCV programs administered by the HAFC, Public Housing Operating Fund, Public Housing Capital Fund, Public Housing Dwelling Rental Income, and Annual Contributions for HCV, as well as grant funds for ROSS, HMIS, FSS and Shelter Plus Care.

#	Program	Financial Resources
1	PH Op Subsidy	1,989,604

6.0

	2	Other Housing Programs Assistance	997,698
	3	HAP Earned	34,434,336
	4	Admin Fee Earned	3,228,166
	5	ROSS	85,324
	6	Cap Fund	1,751,395
	7	FSS	-
	8	PH Dwelling Rents	2,198,391
	9	Other Housing Programs Dwelling Rent	948,592

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

7a. HOPE VI or 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 and other available public housing or HUD funds to accomplish these goals.

Firebaugh Gateway Apartments

The proposed development of the “**The Gateway Project**” will help redevelop blighted parcels within the local neighborhood and provide much needed affordable rental housing in Firebaugh, Ca. The project consists of thirty (30) affordable, very-low to moderate income apartment rental homes and a community building on the subject parcels. The community building will feature a community multipurpose room. The project design will also include open space for the residents. The selected architect will be known for designing quality, innovative and attractive senior residential architecture.

Schedule:

03/01/2015 Tax Credit Application
06/01/2015 Tax Credit Allocation Award
12/01/2015 Construction Start
12/31/2016 Construction Completion

Reedley Kings River Commons

7.0

The proposed project is an affordable housing community consisting of 60 units of multi-family apartments comprised of 32 two-bedroom and 28 three-bedroom units on approximately 4.90 acres. The target population will be families and residents of Reedley and the surrounding areas that are income qualified. All of the units will be rent restricted for qualified residents with incomes ranging from 30% to 50% of the area median income. The lots are located at 2020 E. Dinuba Ave (APN#370-400-37) and 2092 E. Dinuba Ave (APN# 370-400-38) in Reedley, Ca.

Schedule:

03/06/13 Tax Credit Application
06/12/13 Tax Credit Allocation
12/01/13 Construction Start
12/01/14 Construction Completion
06/01/15 Lease-Up

Trailside Terrace

The subject site is located on three adjacent, vacant parcels in Downtown Reedley with great potential for mixed-use development in a stable community. The three vacant parcels (APNs 368-241-08, 368-241-10, and 368-241-12) consist of some of the last buildable lots along G Street, Downtown Reedley’s main street. The three parcels are owned by different individuals who are related. Together the parcels are 1.76 acres. The envisioned project would be up to 65 units and may be a multifamily or senior development with about 3,000 sf of commercial space. Parcels APN 368-241-10 and 368-241-12 have frontage along G Street, while parcel APN 368-241-08 has frontage along 12th and 13th Streets. The latter parcel also backs into the Rails to Trails walkway, a great amenity for potential future residents.

Schedule:

07/01/2015 Tax Credit Application
10/01/2015 Tax Credit Allocation Award
03/01/2016 Construction Start
03/31/2017 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:

07/01/2014 Tax Credit Application
10/01/2014 Tax Credit Allocation Award
03/01/2015 Construction Start
03/31/2016 Construction Completion

Selma Commons Apartments

The proposed development is located in the City of Selma. 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:

07/01/2014 Tax Credit Application
10/01/2014 Tax Credit Allocation Award
03/01/2015 Construction Start
03/31/2016 Construction Completion

Sanger Commons Apartments

The proposed development is located in the City of Sanger. 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:

07/01/2014 Tax Credit Application
10/01/2014 Tax Credit Allocation Award
03/01/2015 Construction Start
03/31/2016 Construction Completion

Parkside Huron

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

Schedule:

07/01/2014 Tax Credit Application
10/01/2014 Tax Credit Allocation Award
03/01/2015 Construction Start
03/31/2016 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:

07/01/2014 Tax Credit Application
10/01/2014 Tax Credit Allocation Award
03/01/2015 Construction Start
03/31/2016 Construction Completion

Orchard Apartments Parlier

The proposed development is located in the City of Parlier. FH's vision for the project consists of substantial rehab of 40 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

07/01/2014 Tax Credit Application
10/01/2014 Tax Credit Allocation Award
03/01/2015 Construction Start
03/31/2016 Construction Completion

Highway City Marcelli Terrace

The proposed conversion project is comprised of existing public housing located in Highway City in Fresno County. The proposed project consists of a substantial rehabilitation of 24 residential units. The development may include the addition of up to 30 new residential units.

Schedule:

07/01/2014 Tax Credit Application
 10/01/2014 Tax Credit Allocation Award
 03/01/2015 Construction Start
 03/31/2016 Construction Completion

Shocklev Terrace

The proposed development is located in the City of Selma. FH's vision for the project consists of substantial rehab of 25 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit along with the possibility of adding additional units to the site. The development may include the addition of up to 30 new residential units.

Schedule:

07/01/2014 Tax Credit Application
 10/01/2014 Tax Credit Allocation Award
 03/01/2015 Construction Start
 03/31/2016 Construction Completion

Mendota Farm Labor

The proposed development is located in the City of Mendota. FH's vision for the project consists of substantial rehab of 60 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

07/01/2014 Tax Credit Application
 10/01/2014 Tax Credit Allocation Award
 03/01/2015 Construction Start
 03/31/2016 Construction Completion

Marion Villas Apartments

The development is located in the City of Kingsburg, Ca. The vision for the project consists of 46 affordable, very-low to low-income housing apartment rental homes for elderly residents, and 1 manager's unit.

Schedule:

07/06/13 Tax Credit Application
 10/12/13 Tax Credit Allocation
 03/24/14 Construction Start
 03/24/15 Construction Completion
 09/01/15 Lease-Up

Phase II RAD Conversion

The proposed Phase II RAD Conversion Project is comprised of separate, existing public housing developments throughout Fresno County. The proposed project consists of a substantial rehabilitation of the residential units to preserve their long-term affordability, made possible by converting them from public housing to Project Based Rental Assistance via the HUD Rental Assistance Demonstration.

Schedule: (Funding applications will be phased through 2015-2017)

08/01/2014 - RAD Application
 03/15/2015 - Tax Credit Application
 06/15/2015 - Tax Credit Allocation
 12/01/2015 - Construction Start
 07/01/2017 - Construction Completion

Demolition and/or Disposition

Repositioning Low-Income Public Housing

7b. The agency is considering the disposition and potential demolition of select low-income public housing properties throughout Fresno County. 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.

County AMP 1 (144 Units)
Pinedale Apartments (50 Units)
Pinedale Apartments (30 Units)
Desoto Gardens (40 Units)
Highway City (24 Units)

County AMP 2 (194 Units)
Shockley Terrace (25 Units)
Memorial Village (35 Units)
Magill Terrace (20 Units)
Del Rey Complex (30 Units)
Laton Apartments (20 Units)
Wedgewood Commons (64 Units)

County AMP 3 (90 Units) Partial
Sunset Terrace (20 Units)
Oak Grove Apartments (50 Units)
Sunset Terrace (20 Units)

County AMP 4 (152 Units)
Mendoza Terrace (50 Units)
Mendoza Terrace II (40 Units)
Firebaugh Elderly (30 Units)
Cardella Courts (32 Units)

County AMP 5 (52 Units) Partial
Helsem Terrace (40 Units)
Biola Apartments (12 Units)

County AMP 6 (112 Units)
Cazares Terrace (24 Units)
Cazares Terrace II (20 Units)
Huron Apartments (20 Units)
Taylor Terrace (28 Units)
San Joaquin Apartments (20 Units)

Schedule:
01/01/2015 - 01/01/2017 Disposition Applications
07/01/2015 - 07/01/2018 Tax Credit Applications
03/01/2016 - 03/01/2019 Construction Starts
07/01/2017 - 12/01/2020 Construction Completions

Conversion of Public Housing

Orange Cove RAD (Phase I)

The proposed Orange Cove RAD Project is comprised of 3 separate, existing public housing developments in Fresno County, all located in the City of Orange Cove: Kuffel Terrace, a 20 unit complex on a 1.98 acre site located on Center and I Street; Kuffel Terrace Annex, a 40 unit complex on approximately 1.5 acres located on Adams and Citrus Streets; and Mountain View, a 30 unit complex on 3.81 acre site located on scattered sites. These developments were constructed between the years of 1952-1983. The proposed project consists of a substantial rehabilitation of the residential units to preserve their long-term affordability, made possible by converting them from public housing to Project Based Rental Assistance via the HUD Rental Assistance Demonstration.

Schedule:
03/06/13 Tax Credit Application
06/12/13 Tax Credit Allocation
12/01/13 Construction Start
06/01/15 Construction Completion
06/01/15 Lease-Up

Mendota RAD (Phase I)

The proposed Mendota RAD Project is comprised of 3 separate, existing public housing developments in Fresno County, all located in the City of

7c.

Mendota. Rios Terrace I, a 24 unit complex on a 2.65 acre site located on State Highway 33; Rios Terrace II, a 40 unit complex on a 6.30 acre site located on Straw and Tuft Streets; and Mendota Apartments, a 60 unit complex on 8.1 acre site located on Sorensen, Arnaudon, Smoot, Tuft and Quince Avenues. These developments were built between 1952-1971. The proposed project consists of a substantial rehabilitation of the residential units to preserve their long-term affordability, made possible by converting them from public housing to Project Based Rental Assistance via the HUD Rental Assistance Demonstration.

Schedule:

03/06/13 Tax Credit Application
06/12/13 Tax Credit Allocation
12/01/13 Construction Start
03/01/15 Construction Completion
06/01/15 Lease-Up

RAD PHASE I

CA028000003 – Kuffel Terrace (20 units)
CA028000003 – Kuffel Terrace Annex (40 units)
CA028000003 – Mountain View Apts. (30 units)
CA028000005 – Rios Terrace (24 units)
CA028000005 – Rios Terrace II (40 units)
CA028000005 – Mendota Apts. (60 units)

The HAFc anticipates a possible conversion of 744 public housing units 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. The number and location of public housing units anticipated for conversion in 2015 are broken down as follows:

RAD PHASE II

County AMP 1 (144 Units)

Pinedale Apartments (50 Units)
Pinedale Apartments (30 Units)
Desoto Gardens (40 Units)
Highway City (24 Units)

County AMP 2 (194 Units)

Shockley Terrace (25 Units)
Memorial Village (35 Units)
Magill Terrace (20 Units)
Del Rey Complex (30 Units)
Laton Apartments (20 Units)
Wedgewood Commons (64 Units)

County AMP 3 (90 Units) Partial

Sunset Terrace (20 Units)
Oak Grove Apartments (50 Units)
Sunset Terrace (20 Units)

County AMP 4 (152 Units)

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

County AMP 5 (52 Units) Partial

Helsem Terrace (40 Units)
Biola Apartments (12 Units)

County AMP 6 (112 Units)

Cazares Terrace (24 Units)
Cazares Terrace II (20 Units)
Huron Apartments (20 Units)
Taylor Terrace (28 Units)
San Joaquin Apartments (20 Units)

The projected schedule for conversion is as follows:

Schedule: (Funding applications will be phased through 2015-2017)

08/01/2014 - RAD Application
03/15/2015 - Tax Credit Application
06/15/2015 - Tax Credit Allocation
12/01/2015 - Construction Start
07/01/2017 - Construction Completion

	<p>The Fresno Housing Authority is amending its Annual and 5 year PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the Fresno Housing Authority will be converting to Project Based Rental Assistance under the guidelines of PIH Notice 2012-32, REV-I and any successor Notices.</p> <p>Upon conversion to Project Based Rental Assistance the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7 of PIH Notice 2012-32, REV-2 and Joint Housing PIH Notice H-2014-09/PIH-2014-17. Additionally, the Fresno Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements.</p> <p>RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the Fresno Housing Authority with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that the Fresno Housing Authority may also borrow funds to address their capital needs.</p> <p>The Fresno Housing Authority will also be contributing Operating Reserves in the amount of \$1,910,761, Capital Funds in the amount of \$1,685,546 towards the conversion.</p> <p>Attached, please find specific information related to the Public Housing Developments selected for RAD.</p> <p>Policy changes for converted project that will result in a transfer of assistance related to eligibility are based on maximum annual income at 60% of area median income and eligibility requirements of the Low Income Housing Tax Credit program. Policy changes governing admission and selection are based on preferences.</p>
7d.	<p>Homeownership</p> <p>The HOP program, organized much like a lease option-to-buy, has the objective of allowing a family ownership of a FHA owned home within 5-7 years. The market changes over the years have impacted the process of selling the properties. Currently there are 4 occupied homes under this program and 9 vacant (combined total for Fresno and Sanger). In 2015 we will look at converting these homes to new programs (Section 24 and 32) allowing for ease of sale.</p>
7e.	<p>Project Based Vouchers</p> <p>Project Based Rental Assistance and/or Vouchers are contemplated to be utilized at a number of developments through the U.S Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program. The number and location of PBRA/PB vouchers expected for 2015-2016- (744) are broken down as follows:</p> <p><u>RAD PHASE II</u></p> <p>County AMP 1 (144 Units) Pinedale Apartments (50 Units) Pinedale Apartments (30 Units) Desoto Gardens (40 Units) Highway City (24 Units)</p> <p>County AMP 2 (194 Units) Shockley Terrace (25 Units) Memorial Village (35 Units) Magill Terrace (20 Units) Del Rey Complex (30 Units) Laton Apartments (20 Units) Wedgewood Commons (64 Units)</p> <p>County AMP 3 (90 Units) Partial Sunset Terrace (20 Units) Oak Grove Apartments (50 Units) Sunset Terrace (20 Units)</p> <p>County AMP 4 (152 Units) Mendoza Terrace (50 Units) Mendoza Terrace II (40 Units) Firebaugh Elderly (30 Units) Cardella Courts (32 Units)</p> <p>County AMP 5 (52 Units) Partial Helsem Terrace (40 Units) Biola Apartments (12 Units)</p> <p>County AMP 6 (112 Units) Cazares Terrace (24 Units) Cazares Terrace II (20 Units) Huron Apartments (20 Units) Taylor Terrace (28 Units) San Joaquin Apartments (20 Units)</p> <p><u>RAD PHASE I</u> CA028000003- Kuffel Terrace (20 units)</p>

	<p>CA028000003 – Kuffel Terrace Annex (40 units) CA028000003- Mountain View Apts. (30 units) CA028000005- Rios Terrace (24 units) CA028000005- Rios Terrace II (40 units) CA028000005- Mendota Apts. (60 units)</p> <p><u>Firebaugh Gateway Apartments</u></p> <p>The proposed development of the “The Gateway Project” will help redevelop blighted parcels within the local neighborhood and provide much needed affordable rental housing in Firebaugh, Ca. The project consists of thirty (30) affordable, very-low to moderate income apartment rental homes and a community building on the subject parcels. The community building will feature a community multipurpose room. The project design will also include open space for the residents. The selected architect will be known for designing quality, innovative and attractive senior residential architecture. It is contemplated that Project Based Rental Assistance and/or Vouchers may be utilized at this development.</p> <p><u>Schedule:</u> 03/01/2015 Tax Credit Application 06/01/2015 Tax Credit Allocation Award 12/01/2015 Construction Start 12/31/2016 Construction Completion</p> <p><u>Trailside Terrace</u></p> <p>The subject site is located on three adjacent, vacant parcels in Downtown Reedley with great potential for mixed-use development in a stable community. The three vacant parcels (APNs 368-241-08, 368-241-10, and 368-241-12) consist of some of the last buildable lots along G Street, Downtown Reedley’s main street. The three parcels are owned by different individuals who are related. Together the parcels are 1.76 acres. The envisioned project would be up to 65 units and may be a multifamily or senior development with about 3,000 sf of commercial space. Parcels APN 368-241-10 and 368-241-12 have frontage along G Street, while parcel APN 368-241-08 has frontage along 12th and 13th Streets. The latter parcel also backs into the Rails to Trails walkway, a great amenity for potential future residents. It is contemplated that Project Based Rental Assistance and/or Vouchers may be utilized at this development.</p> <p><u>Schedule:</u> 07/01/2015 Tax Credit Application 10/01/2015 Tax Credit Allocation Award 03/01/2016 Construction Start 03/31/2017 Construction Completion</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p><i>Attachment “A” – Capital Fund Program Annual Statement/Performance and Evaluation Report HUD-50075.1</i></p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><i>See HUD-50075.2 approved by HUD as part of the CA006 Annual Plan effective January 1, 2014.</i></p>
8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The HAFC Plan includes the following actions and commitments: 1) Construction and rehabilitation of new affordable housing units with emphasis on households with five or more members, the elderly and the disabled; 2) Rehabilitation of existing affordable housing stock; 3) Ensure equal opportunity and affirmatively further fair housing; 4) Improvement of processes that affect housing affordability; 5) Provide assistance to those individuals who are homeless or at risk of becoming homeless; 6) Seek grant opportunities for housing subsidy for low to very low-income households including elderly and non-elderly disabled households; and 7) Provide housing counseling and economic empowerment services in the community.</p>

Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

The HAFC is a federally funded agency that administers housing assistance programs to qualified very low income families, the disabled, and seniors. The HAFC publicizes and disseminates information to make known the availability of housing units and housing-related services for very low-income families on a regular basis. The HAFC communicates the status of housing availability to other service providers in the community. The HAFC advises them of housing eligibility factors and guidelines in order that they make proper referrals for those who seek housing.

Continued Assistance for Targeted Programs

9.1

Targeted Programs refers to special purpose vouchers operated within the Housing Choice Voucher program and are intended to serve specific subpopulations and often correspond with supportive services. Although most of these programs provide ongoing housing assistance as long as the household is income eligible, some have an expiration period or can terminate eligibility if supportive services or funding cease to exist. HACF recognizes that this practice could potentially result in homelessness or other unstable living conditions, therefore, will exercise the option to continue assistance to such populations under the Housing Choice Voucher program. This option will be available to Targeted Programs such as, but not limited to:

- Family Unification Program – FUP
- Veteran Affairs Supportive Housing Program – VASH

To ensure that housing assistance opportunities remain available for all waitlisted applicants, continued assistance to targeted program participants will be limited to 50 slots per year.

In effort to align with voucher utilization goals, continued assistance for targeted program participants (Except FUP-Youth) will only be considered when 1) the program making the request is at 98% utilization or above; 2) tenant-based vouchers are available; and 3) the transfer would not result in overleasing under the tenant-based voucher program. Exception to FUP-Youth is made due to time-limited clause for program participation. The intent of providing the continued assistance option is:

- Create attrition and availability of targeted program vouchers to targeted subpopulations with special needs.
- Allow participants who no longer require the supportive services to retain housing, but still need rental subsidy, the opportunity to “graduate” from a targeted program to the next level towards independence.
- Provide continuity and housing stability for youth who have an expiring FUP voucher.

DRAFT

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

The HAFc is substantially rehabbing 90 units at Orange Cove RAD, a mixed finance project in the City of Orange Cove.

The HAFc is substantially rehabbing 124 units at Mendota RAD, a mixed finance project in the City of Mendota.

The HAFc is developing 60 units at Kings River Commons, a mixed finance project in the City of Reedley.

The HAFc is developing 46 units at Marion Villas, a mixed finance project in the City of Kingsburg.

The Resident Opportunities and Self-Sufficiency (ROSS) program provides holistic services which include one-on-one case management and group education workshops to adult and youth residents in public housing developments. Youth activities focus on academic development, career awareness, physical fitness, financial education, and other self-development programs to assist them in becoming successful adults. Adult programs provide linkages to resources for education/career advancement awareness, access to job training and Section 3 training and employment opportunities, development of basic life skills, understanding tenant responsibilities, and building credit to become mortgage worthy as a first step toward achieving homeownership. Adult program activities for elderly and disabled residents assist them in achieving self-sufficiency and aging in place. The ROSS program also provides family bonding and neighborhood community building opportunities to assist residents in creating a healthy environment within and outside the complexes.

The HAFc Resident Services programs assist youth and adult residents of HAFc affordable housing, and mixed use/tax credit developments to access resources for self-development and self-sufficiency. Service Coordinators provide youth development activities and coordinate workshops in partnership with community organizations to benefit residents. The Program also provides family bonding and neighborhood community building opportunities to assist residents in creating a healthy environment within and outside the complexes.

HAFc has grant funding under the initiative Housing Opportunities for Persons with HIV/AIDS (HOPWA) to operate permanent supportive housing and supportive services to persons living with HIV/AIDS (PLWHA) via a tenant based rental assistance program. Assistance will be provided for a period of one (1) to three (3) years or until funding is exhausted for this program. This rental assistance is available in Fresno County only; HOPWA is not portable to other counties and/or states. Eligibility is limited to those applicant households where at least one (1) member has a documented medical diagnosis of HIV and/or AIDS. Written determinations must be made by a physician or medical professional trained to make such determination; and applicant household income must be below 80% Area Mean Income (AMI). Additional preference will be given to those applicant households that exhibit homelessness as defined by U.S. Department of Housing and Urban Development. The HOPWA program is modeled after the Shelter Plus Care program in all aspects; with two (2) exceptions - inclusion is strictly related to those with the specific HIV/AIDS diagnosis and homelessness is not a prerequisite of program inclusion.

10.0

The Fresno Madera Continuum of Care (FMCoC) is a consortium of nonprofit, government, faith-based, civic and business organizations dedicated to addressing the myriad of needs for the homeless population throughout the cities and counties of Fresno and Madera. Homeless housing assistance and operations for the FMCoC participating agencies is funded largely through the U.S. Department of Housing and Urban Development which assists in the advancement of housing and services solutions for the homeless population. HAFc serves as Collaborative Applicant for the FMCoC. In this role, HAFc is responsible for facilitation of the annual HUD Notice of Funding Availability (NOFA) competition. HAFc ensures timely completion of the funding application and compliance with HUD mandates. HAFc also serves as the Lead Agency for the Homeless Management Information System (HMIS), the repository whereby all data regarding housing and/or services to homeless individuals/families are kept. In this role, HAFc is responsible for all data reporting to HUD including the Annual Homeless Assessment Report to Congress. HAFc staff also serves on the Executive Committee and chairs sub-committees of the FMCoC.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

Definition of Substantial Deviations and Significant Amendments

As mandated by the U.S. Department of Housing and Urban Development, the Housing Authority must define "What is a substantial change to the Agency Plan?" If a proposed change to the Agency Plan is considered a "substantial change," it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed and approved by the Housing Authority Boards of Commissioners. Therefore, the Housing Authority defines significant changes to the Agency Plan to be:

- Changes to tenant/resident admissions policies;
- Changes to the Housing Choice Voucher and Low Income Public Housing termination policy;
- Changes to the tenant/resident screening policy;
- Changes to public housing rent policies;
- Changes to the organization of the waiting list;
- Changes in the use of replacement reserve funds under the Capital Fund Grant;
- Changes in regards to demolition, disposition, designation, or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

Additionally, as part of the Rental Assistance Development (RAD), Housing Authority of the City of Fresno is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
 - Changes to the Capital Fund Budget produced as a result of each approved RAD conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
 - Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- Changes to the financing structure for each approved RAD conversion.

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none">(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.(g) Challenged Elements(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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DRAFT

Public Housing Developments Selected for RAD

Development #	Name of Public Housing	PIC Development ID	Conversion Type	Transfer of Assistance	Total Units	Pre- RAD Unit Type	Post- RAD Unit Type	*Capital Fund allocation for Project	Number of Units Pre-Conversion							Number of Units Post-Conversion							Change of Units per Bedroom Type and Why					
									0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
1	Sierra Terrace	CA006000002	PBRA	2250 Walnut Ave, Fresno, CA 93706 (46 units transferred)	46	Family	Family	\$98,547	0	7	14	18	6	1		0	8	32	20	4	0		0	1 (new Construction)	18 (new construction)	2 (new construction)	-2	-1
2	Monte Vista Ter	CA006000001	PBRA	Rehab	44	Family	Family	\$75,618	0	9	24	9	2	0		0	9	24	2	0	0		0	0	0	0	0	0

Public Housing Developments Selected for RAD

Development #	Name of Public Housing	PIC Development ID	Conversion Type	Transfer of Assistance	Total Units	Pre- RAD Unit Type	Post- RAD Unit Type	*Capital Fund allocation for Project	Number of Units Pre-Conversion					Number of Units Post-Conversion					Change of Units per Bedroom Type and Why							
									0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
1	Sunset Terrace II	CA028000003	PBRA	1233 & 1245 G Street, Reedley, CA 93654 (20 units transferred)	20	Family	Family	\$34,374	0	0	2	10	6	2	0	16	21	18	0	0	0	16 (new construction)	19 (new construction & Transfer)	8 (new construction)	-6 (Transfer to 2 br)	-2 (Transfer to 2 br)
2	Sunset Terrace I	CA028000003	PBRA	Rehab	20	Family	Family	\$34,374	0	5	9	5	1	0	0	5	9	5	1	0	0	0	0	0	0	0
3	Firebaugh Elderly	CA028000004	PBRA	Rehab	30	Senior	Senior	\$48,099	20	10	0	0	0	0	20	11	0	0	0	0	0	1 (New Construction)	0	0	0	0
4	Helsem Terrace	CA028000005	PBRA	Rehab	40	Family	Family	\$66,209	0	4	18	14	4	0	0	4	18	14	4	0	0	0	0	0	0	0
5	Biola Apartments	CA028000005	PBRA	Rehab	12	Family	Family	\$19,863	0	2	2	4	4	0	0	2	2	4	4	0	0	0	0	0	0	0
6	Shockley Terrace	CA028000002	PBRA	2132 Locust Street, Selma, Ca (25 units transferred)	25	Family	Family	\$40,120	0	3	13	8	1	0	0	8	22	16	2	0	0	5 (New Construction)	9 (New Construction)	8 (New Construction)	1 (New Construction)	0
7	Magill Terrace	CA028000002	PBRA	401 Nelson Street, Fowler, CA (20 units transferred)	20	Family	Family	\$32,096	0	2	8	8	2	0	0	8	26	24	2	0	0	6 (New onstruction)	18 (New Construction)	16 (New Construction)	0	0

*Annual Capital Fund allocation / # PH Units in PHA * # Units in project

July 10, 2014

Subject: Resident Advisory Board (RAB) Update

Dear Resident Advisory Board Participant:

This letter is to inform you of a few additional proposed changes to our 2015 Housing Choice Voucher Administrative Plan since we met on Monday, May 18.

As a Public Housing Authority, we strive to provide safe, decent housing to our tenants. Part of that mission is ensuring that Housing Quality Standards (HQS) are met for all participants. This requires the cooperation of owners/landlords. Our Board of Commissioners has been focused on improving standards and holding owners accountable for units that continually fail housing standards inspections. They have suggested the following change to our Administrative Plan:

9.11 OWNER DISAPPROVAL

The HAFC will disapprove the owner for the following reasons:

- *The owner has a history or practice of non-compliance with the HQS for units leased under the tenant-based programs, or with applicable housing standards for units leased with project-based Section 8 assistance or leased under any other federal housing programs.*
- *The owner has a history or practice of failing to terminate tenancy of tenants of units assisted under Section 8 or any other federally assisted housing program for activity engaged in by the tenant, any member of the household, a guest or another person under the control of any member of the household that:*
 - *Threatens the right to peaceful enjoyment of the premises by other residents;*
 - *Threatens the health or safety of other residents, of employees of the PHA, or of owner employees or other persons engaged in management of the housing;*
 - *Threatens the health or safety of, or the right to peaceful enjoyment of their residences, by persons residing in the immediate vicinity of the premises; or*

- *Is drug-related criminal activity or violent criminal activity; or*
- *The owner has a history or practice of renting units that fail to meet State or local housing codes; or*
- *The owner has not paid State or local real estate taxes, fines or assessments.*

The 2015 Administrative Plan also contains language on the duration of owner disapproval and is shown as follows:

If in its administrative discretion the Housing Authority disapproves an owner, the duration of the disapproval will be for three years.

The following is draft language replacing it:

If an owner has committed fraud or abuse or is guilty of frequent or serious contract violations, the Housing Authority will restrict the owner from future participation in the program for a period of time commensurate with the seriousness of the offense.

It should be noted that similar language is currently in the Federal Regulations that govern the Housing Choice Voucher Program but HACF wishes to formalize this policy within the Agency. This language would amend our 2015 Administrative Plan and, subsequently, would be included in our 2016 Administrative Plan.

We look forward to hearing from you. If you have any comments or questions about any of the proposed changes, please address them in writing or contact Adam Smith via phone on or before Friday, July 24, 2015. Your participation in this process is an important part of the changes we will be making for our programs in 2015 and beyond.

If you have any questions regarding this letter, please contact Adam Smith, Quality Assurance Analyst at (559) 445-8966.

Sincerely,

JUAN LOPEZ
Senior Analyst – Quality Assurance



County of Fresno

BOARD OF SUPERVISORS
SUPERVISOR HENRY PEREA – DISTRICT THREE

To: The Fresno Housing Authority

Regarding: Public Comments Regarding Amendments to 2015 Public Housing Authority Annual Plan

Recommendations - Fresno City and County Housing Authority

In order for housing authority approved section 8 properties to be good neighbors, it is imperative to insure that there are policies in place that are consistent with city and county code standards. Currently, structural and interior health and safety laws are consistent. It is recommended that the Housing Authority add language to its Annual Plan that more specifically addresses the requirement that landlords participating in the Housing Choice Voucher (HCV) Program follow applicable city and county code so that properties are prevented from having city and county code violations.

In the 2015 PHA Plan Update that is available for comment on the Fresno Housing Website, Section 6.0 includes additions to the annual plan that enables the PHA to address "owners that have a history or practice of renting units that fail to meet State or local housing code." Our office is supportive of this addition and would also recommend that the additional sections of the local code be highlighted in the policy documents:

Site and neighborhood conditions:

Landscape maintenance

Trees, shrubs and landscaping must be adequately maintained County Code - Fresno Zoning Ordinance 850.B.6.3

Hazardous trees and weeds

Dead, decayed, diseased or hazardous trees and overgrown weeds or grass
County Code -Fresno Zoning Ordinance 850.B.6.2.a

Parking

Parking on the front yard or unapproved surface is prohibited
County Code -Fresno Zoning Ordinance 850.B.5.1.2

Prohibited vehicles

Front yard storage of boats, personal watercraft and trailers is prohibited
County Code -Fresno Zoning Code title 11 chapter 11.45

Inoperable vehicles

Abandoned/inoperable vehicles on the public right of way is prohibited

Thank you for your consideration of these recommendations.



BOARD MEMO

1331 Fulton Mall
Fresno, California 93721

O (559) 443-8400
F (559) 445-8981
TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing Authority

DATE: September 17, 2015

FROM: Preston Prince *P.P.P.*
CEO/Executive Director

BOARD MEETING: September 22, 2015

AUTHOR: Juan Lopez
Sr. Analyst - QA

AGENDA ITEM: 9b

RE: 2016 Public Housing Authority (PHA) Annual Plans

Executive Summary

In accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998, 24 CFR Part 903 and subsequent U.S. Department of Housing and Urban Development notices, FH staff has prepared updates to the 2016 PHA Annual Plans for the City and County. Also included are updates to the 2016 Admissions and Continued Occupancy Plan (ACOP) for Public Housing and the Administrative Plan for the Housing Choice Voucher Program. The purpose of the PHA Plan is to notify HUD of any changes to the prior year's Five-Year or Annual Plan as well as report on the progress in prior Plans.

The proposed policy changes are identical for both the Housing Authority of the City of Fresno and the Housing Authority of Fresno County, unless noted. A separate PHA Annual Plan draft is provided for each housing authority. Attached are the following documents:

- Attachment A: Summary of 2016 Proposed Changes for Admin Plan
- Attachment B: Summary of 2016 Proposed Changes for ACOP
- Attachment C: 2016 Annual Plan Draft - City
- Attachment D: 2016 Annual Plan Draft – County
- Attachment E: City Annual Plan Development Data
- Attachment F: County Annual Plan Development Data
- Attachment G: Resident Advisory Board Meeting Minutes

The 45-day public comment period for the 2016 Agency Plans ends on September 18, 2015. At the time of this report, no public comments were received. The Resident Advisory Board had no concerns or objections to the proposed changes and no recommendations for additional changes.

After the Public Hearing that will be held concurrently with the regular September Board meeting in the Central Office Boardroom on September 22, 2015, the Boards will be asked to adopt the 2016 Annual Plans. At that time we will also request your approval to submit the final versions of the Plans to HUD.

Recommendation

It is recommended that the Boards of Commissioners of the Housing Authority of the City of Fresno and the Housing Authority of Fresno County adopt the 2016 Annual Plans and authorize the CEO/Executive Director to submit the plans and all required attachments to HUD no later than October 1, 2015.

RESOLUTION NO. _____

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

**RESOLUTION AUTHORIZING SUBMISSION OF THE
2016 PUBLIC HOUSING AUTHORITY ANNUAL PLAN TO THE
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the Quality Housing and Work Responsibility Act of 1998, established the U.S. Department of Housing and Urban Development's (HUD) responsibility for reviewing and approving or disapproving Public Housing Authority (PHA) Annual and Five-Year Plans; and

WHEREAS, the PHA Annual Plan informs HUD, residents and the public of the PHA's mission for serving the needs of low-income and very low-income families and the strategies for addressing those needs; and

WHEREAS, HUD requires each Housing Authority to submit an Annual Plan for tenant-based assistance and public housing programs, and once every five years a Five-Year Plan;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Fresno Housing Authority adopt the 2016 Public Housing Authority Annual Plan and authorize the CEO/Executive Director to submit the Plans to HUD by the deadline of October 1, 2015.

PASSED AND ADOPTED THIS 22th day of September, 2015 by the following vote:

AYES: XX

NOES: XX

ABSTAIN: XX

ABSENT: XX

Preston Prince, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

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

**RESOLUTION AUTHORIZING SUBMISSION OF THE
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WHEREAS, the Quality Housing and Work Responsibility Act of 1998, established the U.S. Department of Housing and Urban Development's (HUD) responsibility for reviewing and approving or disapproving Public Housing Authority (PHA) Annual and Five-Year Plans; and

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PASSED AND ADOPTED THIS 22th day of September, 2015 by the following vote:

AYES: XX

NOES: XX

ABSTAIN: XX

ABSENT: XX

Preston Prince, Secretary of the Boards of Commissioners

**Summary of Proposed Changes
2016 Housing Choice Voucher (HCV) Administrative Plan
Effective January 1, 2016**

Below is a summary of the proposed changes to be incorporated into the 2016 HCV Administrative Plan regarding the policies for the programs.

Eligibility, Selection and Admissions Policies

❖ **Temporary Compliance Provisions (Waiver Requested)**

FHA has submitted a waiver to continue with the provisions allowed under PIH Notice 2013-3 and extended under PIH Notice 2013-26 which expired on March 31, 2015. The provisions adopted are as follows:

- a. Household self-certification of assets of less than \$5,000
- b. Streamlined annual reexamination for elderly families and disabled families on fixed incomes
- c. Establish a payment standard of not more than 120 percent of the FMR as a reasonable accommodation

Targeted Programs

❖ **Continued Assistance for Targeted Programs – Limited Preference Homeless**

160 vouchers will be set aside for Limited Preference Homeless Programs (40 additional vouchers in the County). These vouchers are allotted for chronically homeless applicants who are given priority and will bypass our normal HCV waitlist. Assistance will be considered when 1) tenant-based vouchers are available; 2) the transfer would not result in overleasing under the tenant-based voucher program.

❖ **Continued Assistance for Targeted Programs – FUP and VASH**

To ensure that housing assistance opportunities remain available for all waitlisted applicants, continued assistance to targeted program participants will be limited to 50 slots per year. Family Unification Program (FUP) and Veteran Affairs Supportive Housing Program (VASH) participants will take priority in available vouchers. Continued assistance for targeted program participants will only be considered when a) the program making the request is at 98% utilization or above; b) tenant-based vouchers are available and c) the transfer would not result in overleasing under the tenant-based voucher program.

❖ **Right to Move – PBV and PBRA**

PBV participants have a right to move provided that a) PBV participant must have fulfilled the project-based voucher lease for a minimum of 12 months; b) PBV participant has no outstanding debts to the owner and/or HACF and is in good standing; c) PBV participant

has given advance notice of intent to vacate to the owner and HACF; and d) there are no participants from aforementioned targeted programs who have formally expressed interest in a voucher.

The HACF shall establish a waitlist for PBV applicants in the event that demand is higher than tenant-based vouchers available and will draw from the list based on date and time of application.

Project-Based Rental Assistance (PBRA) participants have a right to move after a) PBRA participant must have fulfilled the project-based rental assistance lease for a minimum of 24 months; b) PBRA participant has no outstanding debts to the owner and/or HACF and is in good standing; c) PBRA participant has given advance notice of intent to vacate to the owner and HACF; d) there are no participants from aforementioned targeted programs who have formally expressed interest in a voucher; e) there are no participants from PBV program who have formally expressed interest in a voucher.

The HACF shall establish a waitlist for PBRA applicants in the event that demand is higher than tenant-based vouchers available and will draw from this list based on date and time of application. HACF will also limit PBRA Choice-Mobility vouchers to the lower of 1/3 of turnover vouchers or 15% of the project's assisted units.

**Summary of Proposed Changes
Admissions and Continued Occupancy Policies
Effective January 1, 2016**

Below is a summary of the proposed changes to be incorporated into the 2016 Admissions and Continued Occupancy Policy manual regarding the policies for the programs.

Eligibility, Selection and Admissions Policies

❖ **Temporary Compliance Provisions (Waiver Requested)**

FHA has submitted a waiver to continue with the provisions allowed under PIH Notice 2013-3 and extended under PIH Notice 2013-26 which expired on March 31, 2015. The provisions adopted are as follows:

- a. Household self-certification of assets of less than \$5,000
- b. Streamlined annual reexamination for elderly families and disabled families on fixed incomes

❖ **Mandated Income Exclusions**

Update the list of Additional Exclusions to Annual Income as published in the Federal Register on May 20, 2014.

Pet Policies

❖ **Service Animals**

Update policies regarding service animals, assistance animals, and pets to incorporate the guidance included in Notice FHEO 2013-1.

1.0	PHA Information PHA Name: : HOUSING AUTHORITY OF THE CITY OF FRESNO PHA Code: CA006 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing (HCV) <input checked="" type="checkbox"/> Standard (LIPH) PHA Fiscal Year Beginning: (01/2016):																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 555 Number of HCV units: 7,128																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width:35%;">Participating PHAs</th> <th rowspan="2" style="width:5%;">PHA Code</th> <th rowspan="2" style="width:20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width:20%;">Programs 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>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. N/A																										
5.2	Goals and Objectives. N/A																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: The following PHA Plan elements have been updated: <p style="text-align: center;"><u>Eligibility, Selection, and Admission Policies, Including Deconcentration and Wait List Procedures.</u></p> <p style="text-align: center;">Temporary Compliance Provisions (Waiver Requested)</p> <p>FHA has submitted a waiver to continue with the provisions allowed under PIH Notice 2013-3 and extended under PIH Notice 2013-26 which expired on March 31, 2015. The provisions adopted are as follows:</p> <ol style="list-style-type: none"> a. Household self-certification of assets of less than \$5,000 b. Streamlined annual reexamination for elderly families and disabled families on fixed incomes c. Establish a payment standard of not more than 120 percent of the FMR as a reasonable accommodation <p style="text-align: center;">Housing Choice Voucher Administrative policy changes:</p> <p><u>Targeted Programs</u></p> <ul style="list-style-type: none"> • Continued Assistance for Targeted Programs – Limited Preference Homeless <ul style="list-style-type: none"> ○ 160 vouchers will be set aside for Limited Preference Homeless Programs. These vouchers are allotted for chronically homeless applicants who are given priority and will bypass our normal HCV waitlist. Assistance will be considered when 1) tenant-based vouchers are available; 2) the transfer would not result in overleasing under the tenant-based voucher program. • Continued Assistance for Targeted Programs – FUP and VASH <ul style="list-style-type: none"> ○ To ensure that housing assistance opportunities remain available for all waitlisted applicants, continued assistance to targeted program participants will be limited to 50 slots per year. Family Unification Program (FUP) and Veteran Affairs Supportive Housing Program (VASH) participants will take priority in available vouchers. Continued assistance for targeted program participants will only be considered when a) the program making the request is at 98% utilization or above; b) tenant-based vouchers are available and c) the transfer would not result in overleasing under the tenant-based voucher program. • Right to Move – PBV and PBRA <ul style="list-style-type: none"> ○ PBV participants have a right to move provided that a) PBV participant must have fulfilled the project-based voucher lease for a minimum of 12 months; b) PBV participant has no outstanding debts to the owner and/or HACF and is in good standing; c) PBV participant has given advance notice of intent to vacate to the owner and HACF; and d) there are no participants from aforementioned targeted programs who have formally expressed interest in a voucher. 																										

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Low-Income Public Housing Program Changes :

Temporary Compliance Provisions (Waiver Requested)

FHA has submitted a waiver to continue with the provisions allowed under PIH Notice 2013-3 and extended under PIH Notice 2013-26 which expired on March 31, 2015. The provisions adopted are as follows:

- a. Household self-certification of assets of less than \$5,000
- b. Streamlined annual reexamination for elderly families and disabled families on fixed incomes

Mandated Income Exclusions

- Update the list of Additional Exclusions to Annual Income as published in the Federal Register on May 20, 2014.

Pet Policies

Service Animals

- Update policies regarding service animals, assistance animals, and pets to incorporate the guidance included in Notice FHEO 2013-1.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

- Main administrative office of the HAFC located at:
1331 Fulton Mall, Fresno, CA Telephone (559) 443-8400
- FH development management offices located at:
 1. 937 Klette, Fresno, CA Telephone (559) 457-4175
 2. 1030 Parlier Avenue, Parlier, CA Telephone (559) 457-4125 or (559) 646-2778
 3. 1625 Allardt Drive, Firebaugh, CA Telephone (559) 457-4100 or (559) 653-3084

Copies of the plan are available upon request at these sites and can also be accessed via the HAFC official website: www.fresnohousing.org.

PHA Plan Update

Financial Resources

The HACF anticipates the following financial resources available for the support of the LIPH and HCV programs administered by the HAFCHACF, Public Housing Operating Fund, Public Housing Capital Fund, Public Housing Dwelling Rental Income, and Annual Contributions for HCV, as well as grant funds for ROSS, HMIS, FSS and Shelter Plus Care.

#	Program	Financial Resources
1	PH Op Subsidy	1,789,990
2	Other Housing Programs Assistance	758,945
3	HAP Earned	44,143,061
4	Admin Fee Earned	4,210,387
5	ROSS	83,923
6	HMIS	211,747
7	FSS	-
8	PH Dwelling Rents	977,884
9	Other Housing Programs Dwelling Rent	292,497
10	Housing Counseling	-
11	SPC	1,497,756
12	Cap Fund	1,151,754
13	Resident Services	225,425
14	Homeless Programs	1,296,610

6.0

7.0

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

7a. HOPE VI or 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 and other available public housing or HUD funds to accomplish these goals.

Lowell Neighborhood Project (previously known as Calaveras Court)

The project encompasses two sites in the Lowell Neighborhood of Fresno, California. The Calaveras Court site consists of two parcels (APNs: 459-243-19 and 459-243-20), currently zoned for R-4 high density multiple-family residential (max 43.56 D.U. acre). The subject site is located at 240 and 250 N. Calaveras, Fresno, California 93701. The subject site consists of 22 multifamily units, built in 1963, (4) 2-story buildings. . The Calaveras portion of the project is proposed to consist of rehabilitation that includes lead and asbestos abatement, termite abatement, new floor coverings with underlayment and VCT, interior and exterior paint, a 1,000 square foot community building, landscaped grounds, and rebuilt parking stalls. This scope will include, but not be limited to, gutters, ceiling insulation, new drywall where damaged, new heating and cooling units, electrical replacements, new plumbing fixtures and faucets, new 40 gallon water tanks, new appliances (stove, refrigerator), ceiling fans, and new kitchen cabinets, as well as the aforementioned common area improvements. The second site is located at 146 N. Glenn Street (APNS 459-322-17 and 459-322-18), 1/4 mile southwest of the Calaveras Courts property. The Glenn Street site will include 8 newly constructed three bedroom units.

Schedule:

07/01/2015 Tax Credit Application
09/01/2015 Tax Credit Allocation Award
03/01/2016 Construction Start
02/31/2017 Construction Completion

Highway City

The subject site consists of two parcels, APN's 510-030-17 (a portion of) and 510-030-23, currently zoned for R-1 single family residential (max 10.37 D.U. acre). The total development area will be approximately 5.1 acres, consisting of approximately 2.58 acres of APN 510-030-17 (to be split, with development occurring on approximately 2.58 acres on the eastern portion of the parcel and 2.52 acres of APN 510-030-23. 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 the new construction of cluster single-family residential, with no more than 67 units total. The subject site is also proposed to include an approximately 10,400 square foot community building, landscaped grounds, paved parking areas and paved walkways. The Highway City concept is a potential location for a transfer of assistance under the Rental Assistance Demonstration program.

Renaissance Development

The proposed development is permanent supportive housing located in the City of Fresno. FH's vision for the project consists of up to 40 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2017 Construction Completion

Edison Plaza Phase II

The proposed site is located in Southwest Fresno and is currently vacant land. The proposed project would consist of 64 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

03/01/2016 Tax Credit Application
07/01/2016 Tax Credit Allocation Award
12/30/2016 Construction Start
12/31/2017 Construction Completion

Transit Oriented Development Central Fresno

The proposed development is located in the City of Fresno along the proposed Bus Rapid Transit (BRT) corridor. 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:

03/01/2016 Tax Credit Application
07/01/2016 Tax Credit Allocation Award
12/01/2016 Construction Start
12/31/2017 Construction Completion

Schedule:

03/01/2016 Tax Credit Application
06/01/2016 Tax Credit Allocation Award
12/01/2016 Construction Start
12/31/2017 Construction Completion

Fulton West/Cedar Heights

The 31- unit Fulton West complex is under development at 541 N. Fulton Street, Fresno, CA 93711 with APNs 452-274-17. The site will hold six two story buildings and included a 1000 square foot community room. The partner site, Cedar Heights, is located at 4532 E. Hamilton Avenue, Fresno, CA, 93702.

Currently zoned R-2 for multi-family residential, the site measures 35,953.90 square feet (0.83 acres) with the associated Fresno County Assessor's Parcel Numbers (APNs) of 471-220-55T. The site is located on the southern side of East Hamilton Avenue, east of South Chance Avenue within

the City of Fresno, California. The project site will consist of two-story apartment buildings, with 14 apartment units at a maximum of 1,200 square feet each.

Schedule:

07/01/2014 Tax Credit Application Submitted
09/24/2014 Tax Credit Allocation Award
03/23/2015 Construction Started
02/31/2016 Construction Completion

Fresno Edison Apartments

Fresno Edison Apartments, LP proposes to develop a multi-family apartment complex, known as Fresno Edison Apartments, at 2250 Walnut Avenue, Fresno, 93706. Fresno Edison Apartments Phase 1 will be a multi-family housing community consisting of 54 affordable housing units, 10 market rate units, and a Community Building on approximately 3.56 acres. There will be 8 one bedrooms, 32 two bedrooms, 20 three bedrooms and 4 four bedrooms.

Schedule:

03/04/2015 Tax Credit Application Submitted
04/15/2015 Tax Credit Allocation Award
12/30/2015 Construction Start
06/01/2017 Construction Completion

North Fulton Mall Expansion

The site is home to the Fresno Housing Authority's central office in downtown Fresno. The proposed expansion site shows interest in developing property at Tuolumne and Broadway. The property consists of two parcels at a combined 1.38 acres. It is adjacent to property owned by the Fresno Housing Authority, and the Assessor's Parcel Numbers are 466-206-50T and 466-206-51T. The subject expansion may include commercial and residential units for up to 90 units.

Schedule:

07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2018 Construction Completion

7th and Ventura Seniors

The proposed site is located on 7th and Ventura Street in the City of Fresno. The proposed site is currently vacant land. FH's vision for the project consists of new construction of 50 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

07/01/2014 Tax Credit Application
10/01/2014 Tax Credit Allocation Award
03/01/2015 Construction Start
03/31/2016 Construction Completion

African American Museum

The proposed site is located at 1857 Fulton in the City of Fresno. The proposed site is currently home to the African American Museum. FH's vision for the project may consist of new construction of up to 45 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit. The project may also include mixed use.

Schedule:

07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2018 Construction Completion

Hanoian Site

The proposed site is located at Ventura and Cedar in the City of Fresno. The proposed site is currently home to retail. FH's vision for the project consists of new construction mixed use of 45 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

07/01/2015 Tax Credit Application
10/01/2015 Tax Credit Allocation Award
03/01/2016 Construction Start
03/31/2017 Construction Completion

Parc Grove Commons Seniors

The proposed site is located in Central Fresno and is currently vacant land. The proposed project would consist of up to 60 affordable, very-low to low-income housing apartment rentals for seniors, and 1 manager's unit.

Schedule:

03/01/2016 Tax Credit Application
07/01/2016 Tax Credit Allocation Award
12/01/2016 Construction Start
12/31/2017 Construction Completion

Parc Grove Commons Veterans Housing

The proposed site is located in Central Fresno and is currently vacant land. The proposed project would consist of up to 40 affordable, very-low to low-income housing apartment rentals for veterans, and 1 manager's unit.

Schedule:

07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2017 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.

Schedule:

07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2018 Construction Completion

Fresno Edison Apartments, Phase II

The sister development to Fresno Edison Apartments, the proposed Fresno Edison Apartments II includes 65 units of low income housing. The complex will have a maintenance worker's unit and share a community building and common spaces with Fresno Edison Apartments I.

Schedule:

03/01/2016 Tax Credit Application
05/01/2016 Tax Credit Allocation Award
12/30/2016 Construction Start
12/01/2017 Construction Completion

Garland Gardens

The proposed site is located in the City of Fresno. FH's vision for the project consists of substantial rehab of 51 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2018 Construction Completion

Bastian Court

The proposed site is located at 2139 Stanislaus Street in the City of Fresno. FH's vision for the project consists of new construction of 60 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2018 Construction Completion

Phase II RAD Conversion

The proposed Phase II RAD Conversion Project is comprised of separate, existing public housing developments throughout the City of Fresno. The proposed project consists of a substantial rehabilitation of the residential units to preserve their long-term affordability, made possible by converting them from public housing to Project Based Rental Assistance or Project Based Vouchers via the HUD Rental Assistance Demonstration.

Schedule: (Funding applications will be phased through 2016 -2018)

2016 RAD CTCAC submissions will follow one of two timelines:

03/15/2016 - Tax Credit Application
06/15/2016 - Tax Credit Allocation
12/01/2016 - Construction Start
07/01/2017 - Construction Completion

	<p>06/01/2016 - Tax Credit Application 09/01/2016 – Tax Credit Allocation 03/01/2017 - Construction Start 03/01/2018 - Construction Completion</p> <p>Southeast Fresno Mixed-Use Development</p> <p>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.</p>
7b.	<p>Demolition and/or Disposition</p> <p>The HACF anticipates a possible disposition of 426 public housing units utilizing the U.S. Department of Housing and Urban Development’s Rental Assistance Demonstration (RAD) program or the Section 18 disposition program. These dispositions may include demolition, rehabilitation, and new construction. The number and location of public housing units anticipated for disposition in 2015-2017 are broken down as follows:</p> <p><u>RAD PHASE II</u></p> <p><u>2015 Proposed Projects</u></p> <p>City AMP 1 Monte Vista Terrace (44 Units)</p> <p>City AMP 2 Sierra Terrace (partial, 46 Units)</p> <p><u>2016 Potential Financing Applications:</u></p> <p>City AMP 1 (182 Units) Sequoia Courts (60 Units) Sequoia Courts Terrace (78 Units)</p> <p>City AMP 2 (244 Units) Sierra Plaza (partial, 26Units) Fairview Heights Terrace (74 Units) Sierra Terrace (72 Units) Desoto Gardens (28 Units)</p> <p><u>Schedule:</u> 03/01/2016 & 07/01/2016 Tax Credit Applications 07/01/2016 & 10/01/2016 Tax Credit Award 12/01/2016 & 03/01/2017 Construction Starts 12/01/2017 – 03/01/2018 Construction Completions</p>
7c.	<p>Repositioning and Conversion of Public Housing</p> <p><u>Fresno RAD (Phase II) – Proposed</u></p> <p>In 2015 HACF completed the conversion and rehabilitation of 233 public housing units under the RAD program. The HACF anticipates a possible conversion of another 426 public housing units 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 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. The number and location of public housing units anticipated for conversion in 2015-2017 are broken down as follows:</p> <p><u>RAD PHASE II</u></p> <p><u>2015 Proposed Projects</u></p> <p>City AMP 1 Monte Vista Terrace (44 Units)</p> <p>City AMP 2 Sierra Terrace (partial, 46 Units)</p> <p><u>2016 Potential Financing Applications:</u></p> <p>City AMP 1 (182 Units) Sequoia Courts (60 Units) Sequoia Courts Terrace (78 Units)</p> <p>City AMP 2 (244 Units)</p>

	<p>Sierra Plaza (partial, 26 Units) Fairview Heights Terrace (74 Units) Sierra Terrace (72 Units) Desoto Gardens (28 Units)</p> <p><u>Schedule:</u> 03/01/2016 & 07/01/2016 Tax Credit Applications 07/01/2016 & 10/01/2016 Tax Credit Award 12/01/2016 & 03/01/2017 Construction Starts 12/01/2017 – 03/01/2018 Construction Completions</p> <p>The Fresno Housing Authority will be converting to Project Based Rental Assistance under the guidelines of PIH Notice 2012-32, REV-I and any successor Notices.</p> <p>Upon conversion to Project Based Rental Assistance the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7 of PIH Notice 2012-32, REV-2 and Joint Housing PIH Notice H-2014-09/PIH-2014-17. Additionally, the Fresno Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements.</p> <p>RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the Fresno Housing Authority with access 'to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that the Fresno Housing Authority may also borrow funds to address their capital needs.</p> <p>The Fresno Housing Authority will also be contributing Operating Reserves in the amount of \$667,400, Capital Funds in the amount of \$168,032 and Replacement Housing Factor (RHF) Funds in the amount of \$300,000 towards the conversion.</p> <p>Attached, please find specific information related to the Public Housing Developments selected for RAD.</p> <p>Policy changes for converted project that will result in a transfer of assistance related to eligibility are based on maximum annual income at 60% of area median income and eligibility requirements of the Low Income Housing Tax Credit program. Policy changes governing admission and selection are based on preferences.</p>
7d.	<p>Homeownership</p> <p>The HOP program, organized much like a lease option-to-buy, has the objective of allowing a family ownership of a FHA owned home within 5-7 years. The market changes over the years have impacted the process of selling the properties. Currently there are 4 occupied homes under this program and 9 vacant (combined total for Fresno and Sanger). In 2015 we will look at converting these homes to new programs (Section 24 and 32) allowing for ease of sale.</p>
7e.	<p>Project Based Vouchers</p> <p>Project Based Rental Assistance (PBRA) and/or 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 PBRA/PBV's proposed for 2015-2016 are broken down as follows:</p> <p>Lowell Neighborhood Project – up to 21 PBV's</p> <p><u>RAD PHASE II</u></p> <p>City AMP 1 Monte Vista Terrace (44 Units)</p> <p>City AMP 2 Sierra Terrace (partial, 46 Units)</p> <p>City AMP 1 (182 Units) Sequoia Courts (60 Units) Sequoia Courts Terrace (78 Units)</p> <p>City AMP 2 (244 Units) Sierra Plaza (partial, 26 Units) Fairview Heights Terrace (74 Units) Sierra Terrace (72 Units) Desoto Gardens (28 Units)</p> <p><u>Schedule:</u> 03/01/2016 & 07/01/2016 Tax Credit Applications 07/01/2016 & 10/01/2016 Tax Credit Award 12/01/2016 & 03/01/2017 Construction Starts 12/01/2017 – 03/01/2018 Construction Completions</p> <p>Fresno Edison Apartments II– up to 50 PBRAs</p>

	<p>Southeast Fresno RAD excess transfer – up to 3 PBRAs</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, three projects are under consideration targeting persons with very-low incomes, generally below 30-40% of the area median income. Each of the three 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>Parc Grove Commons Seniors: – up to 30 project based vouchers.</p> <p>Parc Grove Commons Veterans Housing - up to 20 project based vouchers</p>
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p><i>Attachment "A" – Capital Fund Program Annual Statement/Performance and Evaluation Report HUD-50075.1</i></p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><i>See HUD-50075.2 approved by HUD as part of the CA006 Annual Plan effective January 1, 2014.</i></p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The HACF Plan includes the following actions and commitments:</p> <ol style="list-style-type: none"> 1) Construction and rehabilitation of new affordable housing units with emphasis on households with five or more members, the elderly and the disabled; 2) Rehabilitation of existing affordable housing stock; 3) Ensure equal opportunity and affirmatively further fair housing; 4) Improvement of processes that affect housing affordability; 5) Provide assistance to those individuals who are homeless or at risk of becoming homeless; 6) Seek grant opportunities for housing subsidy for low to very low-income households including elderly and non-elderly disabled households; 7) Provide housing counseling and economic empowerment services in the community.
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The HACF is a federally funded agency that administers housing assistance programs to qualified very low income families, the disabled, and seniors. The HACF publicizes and disseminates information to make known the availability of housing units and housing-related services for very low-income families on a regular basis. The HACF communicates the status of housing availability to other service providers in the community. The HACF advises them of housing eligibility factors and guidelines in order that they make proper referrals for those who seek housing.</p> <p><u>Continued Assistance for Targeted Programs</u></p> <p>Targeted Programs refers to special purpose vouchers operated within the Housing Choice Voucher program and are intended to serve specific subpopulations and often correspond with supportive services. Although most of these programs provide ongoing housing assistance as long as the household is income eligible, some have an expiration period or can terminate eligibility if supportive services or funding cease to exist. HACF recognizes that this practice could potentially result in homelessness or other unstable living conditions, therefore, will exercise the option to continue assistance to such populations under the Housing Choice Voucher program. This option will be available to Targeted Programs such as, but not limited to:</p> <ul style="list-style-type: none"> • Family Unification Program – FUP

- Veteran Affairs Supportive Housing Program – VASH

To ensure that housing assistance opportunities remain available for all waitlisted applicants, continued assistance to targeted program participants will be limited to 50 slots per year.

In effort to align with voucher utilization goals, continued assistance for targeted program participants (Except FUP-Youth) will only be considered when 1) the program making the request is at 98% utilization or above; 2) tenant-based vouchers are available; and 3) the transfer would not result in overleasing under the tenant-based voucher program. Exception to FUP-Youth is made due to time-limited clause for program participation. The intent of providing the continued assistance option is to:

- Create attrition and availability of targeted program vouchers to targeted subpopulations with special needs.
- Allow participants who no longer require the supportive services to retain housing, but still need rental subsidy, the opportunity to “graduate” from a targeted program to the next level towards independence.
- Provide continuity and housing stability for youth who have an expiring FUP voucher.

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.

In 2014 HACF completed the construction of 182 new LIHTC units in the City of Fresno and acquired and rehabbed an additional 32 units. In 2015, HACF completed a 45-unit downtown Fresno LIHTC project and the rehabilitation of 233 units under the RAD program.

The HACF anticipates completion of the 45 unit Fultonia West/Cedar Heights project, a mixed finance scattered site development in central and southeast Fresno, in early 2016.

Under contract with the City of Fresno, the HACF has purchased, rehabilitated, and continue selling 13 formerly-foreclosed single-family homes under the NSP program.

The Resident Opportunities and Self-Sufficiency (ROSS) program provides holistic services which include one-on-one case management and group education workshops to adult and youth residents in public housing developments. Youth activities focus on academic development, career awareness, physical fitness, financial education, and other self-development programs to assist them in becoming successful adults. Adult programs provide linkages to resources for education/career advancement awareness, access to job training and Section 3 training and employment opportunities, development of basic life skills, understanding tenant responsibilities, and building credit to become mortgage worthy as a first step toward achieving homeownership. Adult program activities for elderly and disabled residents assist them in achieving self-sufficiency and aging in place. The ROSS program also provides family bonding and neighborhood community building opportunities to assist residents in creating a healthy environment within and outside the complexes.

10.0

HACF is a HUD-certified Local Housing Counseling Agency (LHCA). It provides one-on-one pre- and post-purchase counseling. Foreclosure intervention, mortgage scams awareness, and a 16-hour extensive Homebuyer Education and Counseling program (HEC). HEC certification fulfills the homeownership education requirements for down payment assistance programs for first-time homebuyers, such as: Fresno City and County down payment assistance program, IDEA, WISH, NSP, CalFHA, Mortgage Assistance Program, etc. The HACF LHCA has successfully assisted distressed homeowners to prevent foreclosure.

The HACF Resident Services programs assist youth and adult residents of HACF affordable housing, and mixed use/tax credit developments to access resources for self-development and self-sufficiency. Service Coordinators provide youth development activities and coordinate workshops in partnership with community organizations to benefits residents. The Program also provides family bonding and neighborhood community building opportunities to assist residents in creating a healthy environment within and outside the complexes.

HACF has grant funding under the initiative Housing Opportunities for Persons with HIV/AIDS (HOPWA) to operate permanent supportive housing and supportive services to persons living with HIV/AIDS (PLWHA) via a tenant based rental assistance program. Assistance will be provided for a period of one (1) to three (3) years or until funding is exhausted for this program. This rental assistance is available in Fresno County only; HOPWA is not portable to other counties and/or states. Eligibility is limited to those applicant households where at least one (1) member has a documented medical diagnosis of HIV and/or AIDS. Written determinations must be made by a physician or medical professional trained to make such determination; and applicant household income must be below 80% Area Mean Income (AMI). Additional preference will be given to those applicant households that exhibit homelessness as defined by U.S. Department of Housing and Urban Development. The HOPWA program is modeled after the Shelter Plus Care program in all aspects; with two (2) exceptions - inclusion is strictly related to those with the specific HIV/AIDS diagnosis and homelessness is not a prerequisite of program inclusion.

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 July 1, 2014 and end on or about June 30, 2016. 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).

The Fresno Madera Continuum of Care (FMCoC) is a consortium of nonprofit, government, faith-based, civic and business organizations dedicated to addressing the myriad of needs for the homeless population throughout the cities and counties of Fresno and Madera. Homeless housing assistance and operations for the FMCoC participating agencies is funded largely through the U.S. Department of Housing and Urban Development which assists in the advancement of housing and services solutions for the homeless population. HACF serves as Collaborative Applicant for the FMCoC. In this role, HACF is responsible for facilitation of the annual HUD Notice of Funding Availability (NOFA) competition. HACF ensures timely completion of the funding application and compliance with HUD mandates. HACF also serves as the Lead Agency for the Homeless Management Information System (HMIS), the repository whereby all data regarding housing and/or services to homeless individuals/families are

kept. In this role, HACF is responsible for all data reporting to HUD including the Annual Homeless Assessment Report to Congress. HACF staff also serves on the Executive Committee and chairs sub-committees of the FMCoC.

b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”

Definition of Substantial Deviations and Significant Amendments

As mandated by the U.S. Department of Housing and Urban Development, the Housing Authority must define “What is a substantial change to the Agency Plan?” If a proposed change to the Agency Plan is considered a “substantial change,” it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed and approved by the Housing Authority Boards of Commissioners. Therefore, the Housing Authority defines significant changes to the Agency Plan to be:

- Changes to tenant/resident admissions policies;
- Changes to the Housing Choice Voucher and Low Income Public Housing termination policy;
- Changes to the tenant/resident screening policy;
- Changes to public housing rent policies;
- Changes to the organization of the waiting list;
- Changes in the use of replacement reserve funds under the Capital Fund Grant;
- Changes in regards to demolition, disposition, designation, or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

Additionally, as part of the Rental Assistance Development (RAD), Housing Authority of the City of Fresno is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- Changes to the financing structure for each approved RAD conversion.

11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

- c. Establish a payment standard of not more than 120 percent of the FMR as a reasonable accommodation

Housing Choice Voucher Administrative policy changes:

Targeted Programs

- **Continued Assistance for Targeted Programs – Limited Preference Homeless**
 - 40 vouchers will be set aside for Limited Preference Homeless Programs. These vouchers are allotted for chronically homeless applicants who are given priority and will bypass our normal HCV waitlist. Assistance will be considered when 1) tenant-based vouchers are available; 2) the transfer would not result in overleasing under the tenant-based voucher program.
- **Continued Assistance for Targeted Programs – FUP and VASH**
 - To ensure that housing assistance opportunities remain available for all waitlisted applicants, continued assistance to targeted program participants will be limited to 50 slots per year. Family Unification Program (FUP) and Veteran Affairs Supportive Housing Program (VASH) participants will take priority in available vouchers. Continued assistance for targeted program participants will only be considered when a) the program making the request is at 98% utilization or above; b) tenant-based vouchers are available and c) the transfer would not result in overleasing under the tenant-based voucher program.
- **Right to Move – PBV and PBRA**
 - PBV participants have a right to move provided that a) PBV participant must have fulfilled the project-based voucher lease for a minimum of 12 months; b) PBV participant has no outstanding debts to the owner and/or HACF and is in good standing; c) PBV participant has given advance notice of intent to vacate to the owner and HACF; and d) there are no participants from aforementioned targeted programs who have formally expressed interest in a voucher.
 - The HACF shall establish a waitlist for PBV applicants in the event that demand is higher than tenant-based vouchers available and will draw from the list based on date and time of application.
 - Project-Based Rental Assistance (PBRA) participants have a right to move after a) PBRA participant must have fulfilled the project-based rental assistance lease for a minimum of 24 months; b) PBRA participant has no outstanding debts to the owner and/or HACF and is in good standing; c) PBRA participant has given advance notice of intent to vacate to the owner and HACF; d) there are no participants from aforementioned targeted programs who have formally expressed interest in a voucher; e) there are no participants from PBV program who have formally expressed interest in a voucher.
 - The HACF shall establish a waitlist for PBRA applicants in the event that demand is higher than tenant-based vouchers available and will draw from this list based on date and time of application. HACF will also limit PBRA Choice-Mobility vouchers to the lower of 1/3 of turnover vouchers or 15% of the project's assisted units.

Low-Income Public Housing Program Changes :

Temporary Compliance Provisions (Waiver Requested)

FHA has submitted a waiver to continue with the provisions allowed under PIH Notice 2013-3 and extended under PIH Notice 2013-26 which expired on March 31, 2015. The provisions adopted are as follows:

- a. Household self-certification of assets of less than \$5,000
- b. Streamlined annual reexamination for elderly families and disabled families on fixed incomes

Mandated Income Exclusions

- Update the list of Additional Exclusions to Annual Income as published in the Federal Register on May 20, 2014.

Pet Policies

Service Animals

- Update policies regarding service animals, assistance animals, and pets to incorporate the guidance included in Notice FHCO 2013-1.

(b.) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

- Main administrative office of the HAFC located at:
1331 Fulton Mall, Fresno, CA Telephone (559) 443-8400
 - FH development management offices located at:
 1. 937 Klette, Fresno, CA Telephone (559) 457-4175
 2. 1030 Parlier Avenue, Parlier, CA Telephone (559) 457-4125 or (559) 646-2778
 3. 1625 Allardt Drive, Firebaugh, CA Telephone (559) 457-4100 or (559) 653-3084
- Copies of the plan are available upon request at these sites and can also be accessed via the HAFC official website:
www.fresnohousing.org

PHA Plan Update

6.0

Financial Resources

The HAFC anticipates the following financial resources available for the support of the LIPH and HCV programs administered by the HAFC, Public Housing Operating Fund, Public Housing Capital Fund, Public Housing Dwelling Rental Income, and Annual Contributions for HCV, as well as grant funds for ROSS, HMIS, FSS and Shelter Plus Care.

#	Program	Financial Resources
1	PH Op Subsidy	1,989,604
2	Other Housing Programs Assistance	997,698
3	HAP Earned	34,434,336
4	Admin Fee Earned	3,228,166
5	ROSS	85,324
6	Cap Fund	1,751,395
7	FSS	-
8	PH Dwelling Rents	2,198,391
9	Other Housing Programs Dwelling Rent	948,592

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

7a. HOPE VI or 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 and other available public housing or HUD funds to accomplish these goals.

Firebaugh Gateway Apartments

The proposed development of the “**The Gateway Project**” will help redevelop blighted parcels within the local neighborhood and provide much needed affordable rental housing in Firebaugh, Ca. The project consists of thirty (30) affordable, very-low to moderate income apartment rental homes and a community building on the subject parcels. The community building will feature a community multipurpose room. The project design will also include open space for the residents. The selected architect will be known for designing quality, innovative and attractive senior residential architecture.

Schedule:

03/01/2015 Tax Credit Application Submitted
06/01/2015 Tax Credit Allocation Award
12/01/2015 Construction Start
12/31/2016 Construction Completion

Trailside Terrace

7.0 The subject site is located on three adjacent, vacant parcels in Downtown Reedley with great potential for mixed-use development in a stable community. The three vacant parcels (APNs 368-241-08, 368-241-10, and 368-241-12) consist of some of the last buildable lots along G Street, Downtown Reedley’s main street. The three parcels are owned by different individuals who are related. Together the parcels are 1.76 acres. The envisioned project will have 55 multifamily and senior units with 3,000 s.f. of commercial space. Parcels APN 368-241-10 and 368-241-12 have frontage along G Street, while parcel APN 368-241-08 has frontage along 12th and 13th Streets. The latter parcel also backs into the Rails to Trails walkway, a great amenity for potential future residents.

Schedule:

03/04/2015 Tax Credit Application Submitted
06/10/2015 Tax Credit Allocation Award
12/01/2015 Construction Start
12/01/2016 Construction Completion

Clovis Commons Apartments

The proposed development is located in the City of Clovis. 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:

07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2017 Construction Completion

Riverdale Commons

The proposed development is located in the City of Riverdale. 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:

07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start

03/31/2017 Construction Completion

Caruthers Commons

The proposed development is located in the City of Caruthers. 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:

07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2017 Construction Completion

San Joaquin Court

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:

07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2018 Construction Completion

Selma Grove Apartments

The proposed development is located in the City of Selma. 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:

07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2018 Construction Completion

Sanger Terrace Apartments

The proposed development is located in the City of Sanger. 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:

07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2018 Construction Completion

Parkside Huron

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

Schedule:

03/01/2016 Tax Credit Application
06/01/2016 Tax Credit Allocation Award
12/31/2016 Construction Start
12/31/2017 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:

07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2017 Construction Completion

Orchard Apartments Parlier

The proposed development is located in the City of Parlier. FH's vision for the project consists of substantial rehab of 40 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

07/01/2016 Tax Credit Application

10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2018 Construction Completion

Highway City Marcelli Terrace

The proposed conversion project is comprised of existing public housing located in Highway City in Fresno County. The proposed project consists of a substantial rehabilitation of 24 residential units. The development may include the addition of up to 30 new residential units.

Schedule:
07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2018 Construction Completion

Magill Terrace RAD Expansion

The proposed conversion and rehabilitation project includes 20 units located in Fowler, CA. The project also envisions the addition of up to 30 units of new low-income housing. The project may also include a transfer of assistance to a new construction site at a nearby location.

Schedule:
03/01/2016 Construction Start
12/31/2017 Construction Completion

Shockley Terrace RAD Expansion

Located in Selma, CA, the existing Shockley Terrace has 25 units of low-income public housing. The project scope includes the substantial rehabilitation of the 25 existing units and the addition of up to 25 new units located adjacent to the site. The project may also include a transfer of assistance to a new construction site at a nearby location.

Schedule:
03/01/2016 Construction Start
12/31/2017 Construction Completion

Biola RAD

The Biola project envisions a potential conversion and substantial rehabilitation of the 12 existing units with a potential addition of up to 18 units of new construction. The project may also include a transfer of assistance to a new construction site at a nearby location. As currently conceived the project would leverage California tax credits as a potential funding source.

Schedule:
03/01/2016 Tax Credit Application
06/01/2016 Tax Credit Allocation Award
12/01/2016 Construction Start
12/31/2017 Construction Completion

Kerman RAD

The Kerman project proposes to substantially rehabilitate the 40 existing units and convert the rental assistance to either PBRA or PBV through the HUD Rental Assistance Demonstration (RAD) program. The project may also include a transfer of assistance to a new construction site within the city of Kerman.

Schedule:
03/01/2016 Tax Credit Application
06/01/2016 Tax Credit Allocation Award
12/01/2016 Construction Start
12/31/2017 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:
03/01/2016 Tax Credit Application
06/01/2016 Tax Credit Allocation Award
12/01/2016 Construction Start
12/31/2017 Construction Completion

Mendota Farm Labor

The proposed development is located in the City of Mendota. FH's vision for the project consists of substantial rehab of 60 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

07/01/2014 Tax Credit Application
10/01/2014 Tax Credit Allocation Award
03/01/2015 Construction Start
03/31/2016 Construction Completion

Other RAD projects under consideration are as follows. These projects may include rehab, straight conversion, transfer of assistance, demo, and/or Section 18 disposition.

County AMP 1

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

County AMP 2

Memorial Village (35 Units)
Del Rey Complex (30 Units)
Laton Apartments (20 Units)
Wedgewood Commons (64 Units)

County AMP 3

Sunset Terrace (20 Units)
Oak Grove Apartments (50 Units)
Sunset Terrace (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)

Demolition and/or Disposition

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

County AMP 1 (144 Units)

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

County AMP 2 (194 Units)

Shockley Terrace (25 Units)
Memorial Village (35 Units)
Magill Terrace (20 Units)
Del Rey Complex (30 Units)
Laton Apartments (20 Units)
Wedgewood Commons (64 Units)

County AMP 3 (90 Units) Partial

Sunset Terrace (20 Units)
Oak Grove Apartments (50 Units)
Sunset Terrace (20 Units)

County AMP 4 (152 Units)

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

County AMP 5 (52 Units) Partial

Helsem Terrace (40 Units)

7b.

Biola Apartments (12 Units)

County AMP 6 (112 Units)

Cazares Terrace (24 Units)
Cazares Terrace II (20 Units)
Huron Apartments (20 Units)
Taylor Terrace (28 Units)
San Joaquin Apartments (20 Units)

Schedule:2016 RAD Tax Credit Submissions:

03/15/2016 - Tax Credit Application
06/15/2016 - Tax Credit Allocation
12/01/2016 - Construction Start
12/01/2017 - Construction Completion

07/01/2016 - Tax Credit Application
09/15/2016 - Tax Credit Allocation
03/01/2017 - Construction Start
03/01/2018 - Construction Completion

Repositioning/Conversion of Low-Income Public Housing

The HACF anticipates a possible conversion of a portion of its public housing portfolio 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 or the Section 18 disposition program. The potential conversions could consist of substantial rehabilitation or demolition and new construction of the residential units to preserve their long-term affordability. The number and location of public housing units proposed for conversion in 2015-2017 are broken down as follows:

County AMP 1 (144 Units)

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

County AMP 2 (194 Units)

Shockley Terrace (25 Units)
Memorial Village (35 Units)
Magill Terrace (20 Units)
Del Rey Complex (30 Units)
Laton Apartments (20 Units)
Wedgewood Commons (64 Units)

County AMP 3 (90 Units) Partial

Sunset Terrace (20 Units)
Oak Grove Apartments (50 Units)
Sunset Terrace (20 Units)

County AMP 4 (152 Units)

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

County AMP 5 (52 Units) Partial

Helsem Terrace (40 Units)
Biola Apartments (12 Units)

County AMP 6 (112 Units)

Cazares Terrace (24 Units)
Cazares Terrace II (20 Units)
Huron Apartments (20 Units)
Taylor Terrace (28 Units)
San Joaquin Apartments (20 Units)

Schedule:

2016 RAD Tax Credit Submissions:

03/15/2016 - Tax Credit Application
06/15/2016 - Tax Credit Allocation
12/01/2016 - Construction Start
12/01/2017 - Construction Completion

07/01/2016 - Tax Credit Application
09/15/2016 - Tax Credit Allocation
03/01/2017 - Construction Start

7c.

	<p>03/01/2018 - Construction Completion</p> <p>The Fresno Housing Authority will be converting to Project Based Rental Assistance under the guidelines of PIH Notice 2012-32, REV-I and any successor Notices.</p> <p>Upon conversion to Project Based Rental Assistance the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7 of PIH Notice 2012-32, REV-2 and Joint Housing PIH Notice H-2014-09/PIH-2014-17. Additionally, the Fresno Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements.</p> <p>RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the Fresno Housing Authority with access 'to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that the Fresno Housing Authority may also borrow funds to address their capital needs.</p> <p>The Fresno Housing Authority will also be contributing Operating Reserves in the amount of \$1,910,761, Capital Funds in the amount of \$1,685,546 towards the conversion.</p> <p>Attached, please find specific information related to the Public Housing Developments selected for RAD.</p> <p>Policy changes for converted project that will result in a transfer of assistance related to eligibility are based on maximum annual income at 60% of area median income and eligibility requirements of the Low Income Housing Tax Credit program. Policy changes governing admission and selection are based on preferences.</p>
7d.	<p>Homeownership</p> <p>The HOP program, organized much like a lease option-to-buy, has the objective of allowing a family ownership of a FHA owned home within 5-7 years. The market changes over the years have impacted the process of selling the properties. Currently there are 4 occupied homes under this program and 9 vacant (combined total for Fresno and Sanger). In 2015 we will look at converting these homes to new programs (Section 24 and 32) allowing for ease of sale.</p>
7e.	<p>Project Based Vouchers</p> <p>Project Based Rental Assistance and/or Vouchers are contemplated to be utilized at a number of developments through the U.S Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program. The number and location of PBRA/PB vouchers expected for 2015-2016 (744) are broken down as follows:</p> <p><u>RAD PHASE II</u></p> <p>County AMP 1 (144 Units) Pinedale Apartments (50 Units) Pinedale Apartments (30 Units) Desoto Gardens (40 Units) Marcelli Terrace (24 Units)</p> <p>County AMP 2 (194 Units) Shockley Terrace (25 Units) Memorial Village (35 Units) Magill Terrace (20 Units) Del Rey Complex (30 Units) Laton Apartments (20 Units) Wedgewood Commons (64 Units)</p> <p>County AMP 3 (90 Units) Partial Sunset Terrace (20 Units) Oak Grove Apartments (50 Units) Sunset Terrace (20 Units)</p> <p>County AMP 4 (152 Units) Mendoza Terrace (50 Units) Mendoza Terrace II (40 Units) Firebaugh Elderly (30 Units) Cardella Courts (32 Units)</p> <p>County AMP 5 (52 Units) Partial Helsem Terrace (40 Units) Biola Apartments (12 Units)</p> <p>County AMP 6 (112 Units) Cazares Terrace (24 Units) Cazares Terrace II (20 Units) Huron Apartments (20 Units) Taylor Terrace (28 Units) San Joaquin Apartments (20 Units)</p> <p><u>Firebaugh Gateway Apartments</u></p>

	<p>The proposed development of the “The Gateway Project” will help redevelop blighted parcels within the local neighborhood and provide much needed affordable rental housing in Firebaugh, Ca. The project consists of thirty (30) affordable, very-low to moderate income apartment rental homes and a community building on the subject parcels. The community building will feature a community multipurpose room. The project design will also include open space for the residents. The selected architect will be known for designing quality, innovative and attractive senior residential architecture. It is contemplated that Project Based Rental Assistance and/or Vouchers may be utilized at this development.</p> <p><u>Schedule:</u> 03/04/2015 Tax Credit Application 06/10/2015 Tax Credit Allocation Award 12/15/2015 Construction Start 12/15/2016 Construction Completion</p> <p>Trailside Terrace</p> <p>The subject site is located on three adjacent, vacant parcels in Downtown Reedley with great potential for mixed-use development in a stable community. The three vacant parcels (APNs 368-241-08, 368-241-10, and 368-241-12) consist of some of the last buildable lots along G Street, Downtown Reedley’s main street. The three parcels are owned by different individuals who are related. Together the parcels are 1.76 acres. The envisioned project would be up to 65 units and may be a multifamily or senior development with about 3,000 sf of commercial space. Parcels APN 368-241-10 and 368-241-12 have frontage along G Street, while parcel APN 368-241-08 has frontage along 12th and 13th Streets. The latter parcel also backs into the Rails to Trails walkway, a great amenity for potential future residents. It is contemplated that Project Based Rental Assistance and/or Vouchers may be utilized at this development.</p> <p><u>Schedule:</u> 03/04/2015 Tax Credit Application 06/10/2015 Tax Credit Allocation Award 12/15/2015 Construction Start 12/15/2016 Construction Completion</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p><i>Attachment “A” – Capital Fund Program Annual Statement/Performance and Evaluation Report HUD-50075.1</i></p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><i>See HUD-50075.2 approved by HUD as part of the CA006 Annual Plan effective January 1, 2014.</i></p>
8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The H AFC Plan includes the following actions and commitments:</p> <ol style="list-style-type: none"> 1) Construction and rehabilitation of new affordable housing units with emphasis on households with five or more members, the elderly and the disabled; 2) Rehabilitation of existing affordable housing stock; 3) Ensure equal opportunity and affirmatively further fair housing; 4) Improvement of processes that affect housing affordability; 5) Provide assistance to those individuals who are homeless or at risk of becoming homeless; 6) Seek grant opportunities for housing subsidy for low to very low-income households including elderly and non-elderly disabled households; and 7) Provide housing counseling and economic empowerment services in the community.

Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

The HAFc is a federally funded agency that administers housing assistance programs to qualified very low income families, the disabled, and seniors. The HAFc publicizes and disseminates information to make known the availability of housing units and housing-related services for very low-income families on a regular basis. The HAFc communicates the status of housing availability to other service providers in the community. The HAFc advises them of housing eligibility factors and guidelines in order that they make proper referrals for those who seek housing.

Continued Assistance for Targeted Programs

9.1

Targeted Programs refers to special purpose vouchers operated within the Housing Choice Voucher program and are intended to serve specific subpopulations and often correspond with supportive services. Although most of these programs provide ongoing housing assistance as long as the household is income eligible, some have an expiration period or can terminate eligibility if supportive services or funding cease to exist. HAFc recognizes that this practice could potentially result in homelessness or other unstable living conditions, therefore, will exercise the option to continue assistance to such populations under the Housing Choice Voucher program. This option will be available to Targeted Programs such as, but not limited to:

- Family Unification Program – FUP
- Veteran Affairs Supportive Housing Program – VASH

To ensure that housing assistance opportunities remain available for all waitlisted applicants, continued assistance to targeted program participants will be limited to 50 slots per year.

In effort to align with voucher utilization goals, continued assistance for targeted program participants (Except FUP-Youth) will only be considered when 1) the program making the request is at 98% utilization or above; 2) tenant-based vouchers are available; and 3) the transfer would not result in overleasing under the tenant-based voucher program. Exception to FUP-Youth is made due to time-limited clause for program participation. The intent of providing the continued assistance option is:

- Create attrition and availability of targeted program vouchers to targeted subpopulations with special needs.
- Allow participants who no longer require the supportive services to retain housing, but still need rental subsidy, the opportunity to “graduate” from a targeted program to the next level towards independence.
- Provide continuity and housing stability for youth who have an expiring FUP voucher.

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

The Resident Opportunities and Self-Sufficiency (ROSS) program provides holistic services which include one-on-one case management and group education workshops to adult and youth residents in public housing developments. Youth activities focus on academic development, career awareness, physical fitness, financial education, and other self-development programs to assist them in becoming successful adults. Adult programs provide linkages to resources for education/career advancement awareness, access to job training and Section 3 training and employment opportunities, development of basic life skills, understanding tenant responsibilities, and building credit to become mortgage worthy as a first step toward achieving homeownership. Adult program activities for elderly and disabled residents assist them in achieving self-sufficiency and aging in place. The ROSS program also provides family bonding and neighborhood community building opportunities to assist residents in creating a healthy environment within and outside the complexes.

The HACF Resident Services programs assist youth and adult residents of HACF affordable housing, and mixed use/tax credit developments to access resources for self-development and self-sufficiency. Service Coordinators provide youth development activities and coordinate workshops in partnership with community organizations to benefit residents. The Program also provides family bonding and neighborhood community building opportunities to assist residents in creating a healthy environment within and outside the complexes.

HACF has grant funding under the initiative Housing Opportunities for Persons with HIV/AIDS (HOPWA) to operate permanent supportive housing and supportive services to persons living with HIV/AIDS (PLWHA) via a tenant based rental assistance program. Assistance will be provided for a period of one (1) to three (3) years or until funding is exhausted for this program. This rental assistance is available in Fresno County only; HOPWA is not portable to other counties and/or states. Eligibility is limited to those applicant households where at least one (1) member has a documented medical diagnosis of HIV and/or AIDS. Written determinations must be made by a physician or medical professional trained to make such determination; and applicant household income must be below 80% Area Mean Income (AMI). Additional preference will be given to those applicant households that exhibit homelessness as defined by U.S. Department of Housing and Urban Development. The HOPWA program is modeled after the Shelter Plus Care program in all aspects; with two (2) exceptions - inclusion is strictly related to those with the specific HIV/AIDS diagnosis and homelessness is not a prerequisite of program inclusion.

The Fresno Madera Continuum of Care (FMCoC) is a consortium of nonprofit, government, faith-based, civic and business organizations dedicated to addressing the myriad of needs for the homeless population throughout the cities and counties of Fresno and Madera. Homeless housing assistance and operations for the FMCoC participating agencies is funded largely through the U.S. Department of Housing and Urban Development which assists in the advancement of housing and services solutions for the homeless population. HACF serves as Collaborative Applicant for the FMCoC. In this role, HACF is responsible for facilitation of the annual HUD Notice of Funding Availability (NOFA) competition. HACF ensures timely completion of the funding application and compliance with HUD mandates. HACF also serves as the Lead Agency for the Homeless Management Information System (HMIS), the repository whereby all data regarding housing and/or services to homeless individuals/families are kept. In this role, HACF is responsible for all data reporting to HUD including the Annual Homeless Assessment Report to Congress. HACF staff also serves on the Executive Committee and chairs sub-committees of the FMCoC.

10.0

(b) **Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"**

Definition of Substantial Deviations and Significant Amendments

As mandated by the U.S. Department of Housing and Urban Development, the Housing Authority must define "What is a substantial change to the Agency Plan?" If a proposed change to the Agency Plan is considered a "substantial change," it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed and approved by the Housing Authority Boards of Commissioners. Therefore, the Housing Authority defines significant changes to the Agency Plan to be:

- Changes to tenant/resident admissions policies;
- Changes to the Housing Choice Voucher and Low Income Public Housing termination policy;
- Changes to the tenant/resident screening policy;
- Changes to public housing rent policies;
- Changes to the organization of the waiting list;
- Changes in the use of replacement reserve funds under the Capital Fund Grant;
- Changes in regards to demolition, disposition, designation, or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

Additionally, as part of the Rental Assistance Development (RAD), Housing Authority of the City of Fresno is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- Changes to the construction and rehabilitation plan for each approved RAD conversion; and

Changes to the financing structure for each approved RAD conversion.

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none">(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.(g) Challenged Elements(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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DRAFT

Public Housing Developments Selected for RAD

Development #	Name of Public Housing	PIC Development ID	Conversion Type	Transfer of Assistance	Total Units	Pre- RAD Unit Type	Post- RAD Unit Type	*Capital Fund allocation for Project	Number of Units Pre-Conversion							Number of Units Post-Conversion							Change of Units per Bedroom Type and Why					
									0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
1	Sierra Terrace	CA006000002	PBRA	2250 Walnut Ave, Fresno, CA 93706 (46 units transferred)	46	Family	Family	\$98,547	0	7	14	18	6	1		0	8	32	20	4	0		0	1 (new Construction)	18 (new construction)	2 (new construction)	-2	-1
2	Monte Vista Ter	CA006000001	PBRA	Rehab	44	Family	Family	\$75,618	0	9	24	9	2	0		0	9	24	2	0	0		0	0	0	0	0	0

Public Housing Developments Selected for RAD

Development #	Name of Public Housing	PIC Development ID	Conversion Type	Transfer of Assistance	Total Units	Pre- RAD Unit Type	Post- RAD Unit Type	*Capital Fund allocation for Project	Number of Units Pre-Conversion					Number of Units Post-Conversion					Change of Units per Bedroom Type and Why							
									0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
1	Sunset Terrace II	CA028000003	PBRA	1233 & 1245 G Street, Reedley, CA 93654 (20 units transferred)	20	Family	Family	\$34,374	0	0	2	10	6	2	0	16	21	18	0	0	0	16 (new construction)	19 (new construction & Transfer)	8 (new construction)	-6 (Transfer to 2 br)	-2 (Transfer to 2 br)
2	Sunset Terrace I	CA028000003	PBRA	Rehab	20	Family	Family	\$34,374	0	5	9	5	1	0	0	5	9	5	1	0	0	0	0	0	0	0
3	Firebaugh Elderly	CA028000004	PBRA	Rehab	30	Senior	Senior	\$48,099	20	10	0	0	0	0	20	11	0	0	0	0	0	1 (New Construction)	0	0	0	0
4	Helsem Terrace	CA028000005	PBRA	Rehab	40	Family	Family	\$66,209	0	4	18	14	4	0	0	4	18	14	4	0	0	0	0	0	0	0
5	Biola Apartments	CA028000005	PBRA	Rehab	12	Family	Family	\$19,863	0	2	2	4	4	0	0	2	2	4	4	0	0	0	0	0	0	0
6	Shockley Terrace	CA028000002	PBRA	2132 Locust Street, Selma, Ca (25 units transferred)	25	Family	Family	\$40,120	0	3	13	8	1	0	0	8	22	16	2	0	0	5 (New Construction)	9 (New Construction)	8 (New Construction)	1 (New Construction)	0
7	Magill Terrace	CA028000002	PBRA	401 Nelson Street, Fowler, CA (20 units transferred)	20	Family	Family	\$32,096	0	2	8	8	2	0	0	8	26	24	2	0	0	6 (New onstruction)	18 (New Construction)	16 (New Construction)	0	0

*Annual Capital Fund allocation / # PH Units in PHA * # Units in project

Resident Advisory Board (RAB) Meeting

June 3, 2015

A total of nine public housing residents were appointed to the Resident Advisory Board for the Housing Management Division.

Appointed RAB members:

Hector Fernandez	Felipe Perez Perez	Sharon Williams
Angela Williams	Juan Esquivel	Juanita Jackson
Betty Bryant	Sergio Sandez	Marina Tristan

On June 3, 2015 a RAB meeting was held to discuss the development of the Agency's Annual Plan for 2016 which includes proposed changes for the 2016 Admissions and Continued Occupancy Policy.

RAB members in attendance at the meeting:

Felipe Perez Perez	Juan Esquivel
Juanita Jackson	Sharon Williams

The attached Summary of Proposed Changes was distributed to each RAB member in attendance and each item was discussed. Below is a summary of the results of the discussion.

Temporary Compliance Provisions (Waiver Requested)

- Did not receive any comments, recommendations or questions from RAB members regarding this change.

Mandated Income Exclusions

- Did not receive any comments, or recommendations from RAB members regarding this change.
- Question received was specific to RAB members' household.

Service Animals

- Did not receive any comments, recommendations or questions from RAB members regarding this change.

CapFunds

- Did not receive any comments, recommendations or questions from RAB members regarding this change.

All 4 RAB members in attendance were asked if they would be interested in participating for the next 3-5 years and all accepted.

Resident Advisory Board (RAB) Meeting Minutes

The RAB members of HACCF met on Monday, May 18, 2015, at 1331 Fulton Mall, Fresno, California.

RAB Member Present:

Elaine Mitchell
Ivan Martinez
Marsha Simpson

HACCF Personnel Present:

Juan Lopez, Senior Analyst
Adam Smith, QA Analyst
Sheng Xiong, Administrative Assistant

Eligibility, Selection and Admissions Policies

Mr. Lopez

FH has applied for a waiver

Three items that will go into effect at the end of 2016

- Household self-certification of assets of less than \$5,000
Families are not required to report to the FH if asset value in less than \$5,000

- Q: Ms. Simpson inquired about receiving a notice for income verification
A: Only applies to assets (ex: house, car, land, etc.), not income

- Streamlined annual reexamination for elderly families and disabled families on fixed incomes
If 100% of income is solely from SDI/SSA, then no certification needed. We have system to verify

- Establish a payment standard of not more than 120 percent of the FMR as a reasonable accommodation
HA will pay a little more for your unit if you need reasonable accommodation

Housing Quality Standards and Inspections – Regulatory Change

- Biennial Inspection will be scheduled every two years, at the discretion of FHA

Comments: Ms. Simpson would like to receive an advance notice (about a month) before her annual inspection appointment.

Mr. Martinez says that he gets multiple inspections in a year from other agencies and would like the inspections to combine into one, if possible.

Ms. Mitchell was confused with the time schedule of the inspections/reinspections. Mr. Lopez explained that with an annual inspection, our inspectors will be there between 8am-12pm or 1:00pm-5:00pm. A re-inspection, inspectors will be there between 8am-5:00pm.

Targeted Programs:

50 vouchers per year will be available for targeted programs such as the Family Unification Program (FUP) and Veteran Affairs Supportive Housing (VASH)

- (FUP) – separation of family
- VASH – chronically homeless veterans through VA
- Target Limited Homeless – If program is cut, 160 vouchers will be set aside for this program

PBV and PBRA

- Project Base Vouchers
Voucher stays with the property – after a year if tenants wants to move and the voucher is available, they can move with the voucher
- PBRA – there is a time limit on 24months on the voucher. Participants are from Public Housing.

Limited English Proficiency (LEP):

HA is currently reviewing policy on LEP.

HA currently has a phone line that staff can call for translation services.

With there being no recommendations for changes from the Resident Advisory Board, the meeting was adjourn at 10:00 AM.



BOARD MEMO

1331 Fulton Mall
Fresno, California 93721

O (559) 443-8400
F (559) 445-8981
TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing Authority

DATE: September 17, 2015

FROM: Preston Prince *P.P.P.*
CEO/Executive Director

BOARD MEETING: September 22, 2015

AUTHOR Jim Barker
Chief Financial Officer

AGENDA ITEM: 9c

RE: Consideration of the Contract with Davis-Farr LLP for Independent Audit Services

Summary

The purpose of this memo is to update the Boards of Commissioners on the status of the Agency's Independent Audit Services RFP, and to request approval to proceed with a contract award to certified public accounting firm, Davis-Farr, LLP. The Fresno Housing Authority desires to enter into a contract with Davis-Farr, LLP to provide services for the Agency's annual Basic Financial Statement audits for year ending December 31, 2015 with four option years through December 31, 2019.

In October 2014, the Agency published an RFP to solicit proposals from qualified certified public accounting firms to perform the Agency's annual financial statement audits. In response the Agency received proposals from nine (9) firms: Barman Hopkins Wright & LaHam CPAs LLC; CliftonLarson Allen LLP; CohnReznick LLP; Macias Gini & O'Connell LLP; Mayer Hoffman McCann P.C.; Novogradac and Company LLP; Rector Reeder & Lofton P.C.; Smith Marion & Company LLP; and Wallace Rowe & Associates.

The RFP methodology considers both technical factors and price when evaluating a proposal. Awards are based on the proposal that represents the best overall value to the Agency when considering both price and other factors including technical expertise, successful past performance, quality of proposed staffing, etc. Based on this assessment, the selection committee, consisting of staff from Finance, Housing Management, and Assisted Housing (HCV), recommended Mayer Hoffman McCann P.C. (MHM) for the contract award as they were the top-rated proposer overall, and offered the best price of the top-three rated proposers.

On December 10, 2014 a Notice of Successful Proposer was distributed to the firms that submitted proposals outlining the Agency's intent to enter into a contract with Mayer Hoffman McCann P.C. prior to the start of the audit for the year ending December 31, 2015. In May 2015, Agency staff received notification from the audit engagement partner of MHM that the government auditing segment of the firm was in the process of separating from MHM to become a stand-alone firm by the name of Davis-Farr LLP. In June 2015, the governmental attest principals practicing out of MHM's Irvine office purchased MHM's California government attest practice. As a

result of this transaction, the government audit practice that was formerly conducted under the name of Mayer Hoffman McCann P.C. is now operating under the name of Davis Farr LLP, a separate audit firm independent of MHM.

As the awarded firm's change in legal structure preceded the actual execution of a contract pursuant to the procurement process undertaken by the RFP, Agency staff sought assurance that Davis-Farr LLP is essentially the same as MHM's former government auditing segment, and would have been awarded the RFP had the transition occurred prior to submission of the proposal, when weighed by the same qualitative metric put forth in the Agency's RFP. Staff's inquiries revealed that Davis-Farr offered equivalent credentials, similar experience and similar technical capabilities compared to MHM. Davis-Farr would also provide continuity of audit staff and resources, just as proposed by MHM. Moreover, Davis-Farr has reviewed the proposal originally submitted by MHM and has confirmed that they will honor the same terms, conditions and pricing that resulted in MHM being selected for the award. On August 30, 2015, Marc Davis, audit principal of Davis-Farr LLP, provided to the Agency a memorandum detailing his acceptance of the assignment of the audit contract to his newly established firm (included as Attachment 1.0).

As a result of the foregoing activities, Agency staff has concluded that Davis-Farr retains MHM's position as the most responsive proposer for audit services.

Anticipated Fiscal Impact

The Agency would like to enter into a contract with Davis-Farr LLP for an initial term of one year in the amount of \$125,000, with the option to renew for an additional four (4) one (1) year periods for a total potential contract amount of \$625,000.

Recommendation

It is recommended that the Boards of Commissioners approve the contract with Davis-Farr LLP.

Background

Outlined below is the RFP timeline detailing the procurement of Independent Audit Services:

- October 6, 2014; RFP No. P14013, Independent Audit Services is published.
- October 5, and October 12, 2014; RFP advertisement published in Fresno Bee.
- October 13, 2014; Pre-proposal conference call with interested bidders.
- October 15, 2014; Deadline for requests for information or clarifications to the RFP.
- October 22, 2014; Deadline to submit proposals.
- October 23, 2014; Nine proposals reviewed for responsiveness and all nine determined responsive and distributed to evaluators for review.
- November 14, 2014; Evaluations completed with numeric scores and narrative justification.
- December 9, 2014; Evaluation report made to selection committee w/ Mayer Hoffman McCann P.C. as the top-rated proposer.
- December 10, 2014; Notice of Successful Proposer delivered to all respondents.
- May 4, 2015; Notification of government audit separation from MHM to Davis-Farr.
- August 30, 2015; Assignment of Audit Contract to Davis Farr LLP memo (Attachment 1.0).

RESOLUTION NO. _____

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

RESOLUTION APPROVING AWARD AND EXECUTION OF CONTRACT FOR
INDEPENDENT AUDIT SERVICES

WHEREAS, the Housing Authority of the City of Fresno (“the Authority”) solicited proposals from qualified firms to provide Independent Audit Services; and,

WHEREAS, Davis-Farr LLP was a responsive and responsible firm who provided qualifications and prices that are the most advantageous to the Housing Authority of the City of Fresno; and,

WHEREAS, the Housing Authority of the City of Fresno desires to enter into a contract with Davis-Farr LLP for an amount not to exceed \$125,000 per year; and,

WHEREAS, the term of said contract will be 1 year from the date of contract execution, with an option to extend the contract term for 4 additional, 1 year terms, for a possible total contract term of 5 years; and,

NOW THEREFORE, BE IT RESOLVED that Preston Prince, as CEO/Executive Director of the Housing Authority of the City of Fresno, or his designee, is hereby empowered and authorized to negotiate and execute on behalf of the Housing Authority of the City of Fresno the aforementioned contract and supporting documents with Davis-Farr LLP for Independent Audit Services.

PASSED AND ADOPTED THIS 22nd DAY OF SEPTEMBER, 2015. 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:

Preston Prince, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

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

**RESOLUTION APPROVING AWARD AND EXECUTION OF CONTRACT FOR
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PASSED AND ADOPTED THIS 22nd DAY OF SEPTEMBER, 2015. 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:

Preston Prince, Secretary of the Boards of Commissioners

August 30, 2015

Mr. Jim Barker, CPA
Chief Financial Officer / Chief Compliance Officer
Fresno Housing Authority
1331 Fulton Mall
Fresno, California 93721

RE: ASSIGNMENT OF AUDIT CONTRACT TO DAVIS FARR LLP

Dear Mr. Barker:

Thank you for the opportunity to present the pros and cons of assigning the existing audit contract with Mayer Hoffman McCann P.C. (“MHM”) to Davis Farr LLP (“Davis Farr”). I have reviewed the original proposal submitted by MHM to the Housing Authorities of the City and County of Fresno (Authorities). I understand that the original proposal was for a one-year period, with four one-year options at the discretion of the Authorities.

Background of Davis Farr LLP

On June 1, 2015, the Irvine Office of MHM separated from MHM and began operating as a separate, independent certified public accounting firm. MHM elected to divest itself from performing work for clients in the government industry in California and for various federal agencies for which the Irvine Office performed work. MHM chose to focus its efforts on its core industries in the commercial arena. At the time of separation, Davis Farr began operations with 37 employees and all clients for which we previously performed work. To date, no client has elected to not make the transition to Davis Farr, and we are looking forward to continuing our relationship with the Authorities.

Advantages to Assignment to Davis Farr

The following are the advantages to assigning the audit contract to Davis Farr.

- (1) Existing proposal in place – Since the Irvine Office of MHM was the office that prepared the original proposal to the Authorities, and Davis Farr was formed 100% from the Irvine Office, all previous experience as cited in the proposal remain valid, as do the competitive fees that were proposed.
- (2) A fresh look from the top – I will serve as the new Engagement Partner on the audit of the Authorities. The change at the top offers the Authorities a fresh look without the need to go through the expensive process of changing audit firms. I have more than 31 years of governmental accounting, auditing and consulting experience from both the audit and government employee perspectives. A copy of my résumé is attached for your information.

- (3) Face time with the Partner – I will make several visits to the field to review workpapers, interface with the Authorities and ensure that the audit stays on time and on budget. Additionally, throughout the year, the Authorities will have access to myself and our key personnel for consultation. We never charge for inquiries made throughout the year. In fact, we encourage you to consult with us on accounting matters during the year so that there are no surprises once the audit begins.
- (4) Continued strong audit team – We plan to continue to utilize Jennifer Farr, CPA, MBA, as the Engagement Quality Reviewer, Dean Votava, CPA as the Audit Manager, Erick Martin, CPA as the In-Charge Auditor for the financial audits and Brittany Mello as the In-Charge Auditor for the Single Audits. In addition, we will add Diego Vanegas, CPA, CISA, CITP as our IT Specialist to assist in reviewing the Authorities information systems during the planning phase of the audit.
- (5) Continued ability to meet deadlines – Davis Farr is committed to assigning resources to ensure that the Authorities' required deadlines are met. Given that the Authorities are a December year end, we have even more flexibility to assign additional resources as the need may arise.
- (6) Same firm, different name – The Authorities selected MHM for a reason, and that reason still exists. The name is different, but the people, experience and technical abilities are the same.
- (7) Option years provide options – Since all subsequent years under the contract are option years, it is at the Authorities' sole discretion whether it wants to exercise each option year. This allows the Authorities to change its mind if in fact it is not happy with the service provided by Davis Farr. We are confident, however, that all option years will be exercised.

Disadvantages to Assignment to Davis Farr

The following are the disadvantages in assigning the audit contract to Davis Farr.

- (1) The original proposed Engagement Shareholder, Ken Al-Imam, has elected to leave public accounting and pursue a career in local government. Mr. Al-Imam remains associated with Davis Farr as a Technical Advisor and continues to speak at numerous events on Davis Farr's behalf.
- (2) Davis Farr is technically a new firm with no record under its present name. All of the experience of Davis Farr was gained while doing business as MHM, and as Conrad and Associates prior to that.

In closing, we do believe it would be in the best interest to continue the relationship, just in the name of Davis Farr. Since the Authorities have written their original RFP with option years, each of the succeeding years are option years. This gives the Authorities the opportunity to exit the contract in the event you are not satisfied with our services. I look forward to speaking with you soon to discuss the continuing relationship.

Mr. Jim Barker, CPA
Chief Financial Officer / Chief Compliance Officer
Fresno Housing Authority
August 30, 2015

Should you have any questions or need additional information, please call me at (949) 783-1750, or email me at mdavis@davisfarr.com.

Sincerely,



Marcus D. Davis, CPA
Partner

enclosure

INTRODUCTION

Marc Davis will serve as the Partner on this audit. He has in excess of 31 years of experience in government auditing, accounting and consulting. Mr. Davis will oversee the fieldwork portion of the audit, provide technical assistance to the audit team and review the final reports before they are released. He serves as the attest leader in the financial statement audits of transportation agencies at Davis Farr, as well as leading our Service Organization Controls Audit Group. This Group is responsible for determining audit methodology in accordance with SSAE 16. He has spoken at the Association of Government Accountants' (AGA) annual conference as part of a panel discussion on the usefulness of SAS 70 audits in the government arena. Mr. Davis is also a co-author of *ePractice Aids for Reporting on Controls of Service Organizations* published by Thompson-Reuters. Additionally, since separating from Mayer Hoffman McCann P.C. Mr. Davis has assumed the housing authority practice for the firm.

EMPLOYMENT HISTORY

- Davis Farr LLP: Partner – April 2015 to present
- Mayer Hoffman McCann P.C.: Shareholder, Senior Manager, Supervisor, Senior Auditor and Staff Auditor – September 1984 through August 1988, and September 1998 to June 2015.
- City of Costa Mesa: Acting Finance Director, Assistant Finance Director, Deputy Treasurer – May 1990 through August 1998.
- City of Buena Park: Acting Finance Director, Deputy Treasurer – September 1988 through May 1990.

EDUCATION

Bachelor of Arts in Business Administration, with an emphasis in Accounting
California State University, Fullerton

PROFESSIONAL CERTIFICATIONS

Certified Public Accountant, State of California

RELEVANT EXPERIENCE

Local Government Audit – Transit

Mr. Davis has served as the Partner on the annual financial statement audits of the following transit and transit-related agencies.

- Antelope Valley Transit Authority
- Orange County Transportation Authority
- Omnitrans
- Southern California Regional Rail Authority
- Tahoe Regional Planning Agency
- Tahoe Transportation District
- Ventura County Transportation Commission

In addition to the annual financial statement audits, Mr. Davis has served as the Engagement Shareholder providing on-call audit support to the following transportation agencies:

- Alameda Corridor Transportation Authority
- Orange County Transportation Authority
- Los Angeles County Metropolitan Transportation Authority
- Riverside County Transportation Commission
- Southern California Regional Rail Authority

Local Government Audit – Municipal

Throughout Mr. Davis' career, he has served in various capacities on the annual financial audits of the following cities:

- City of El Segundo*
- City of Torrance*
- City of Escondido
- City of Azusa
- City of Stanton
- City of Westminster
- City of Los Alamitos
- City of Inglewood*
- City of Buena Park
- City of San Gabriel
- City of Rialto
- City of Beaumont
- City of Downey

*Currently serves as Partner on this city

Housing Authorities

Mr. Davis serves as the Partner on the annual financial audits of the following housing authorities.

- Oxnard Housing Authority
- Ventura Housing Authority

Local Government Consulting

Mr. Davis has provided extensive consulting services to local government including:

- GASB 34 infrastructure inventory and valuation
- Fixed asset inventories
- Preparation of cost allocation plans
- Preparation of user fee studies
- Performance audits
- Outsourcing

Federal Government

- **Special Inspector General for Afghanistan Reconstruction (SIGAR)**

Mr. Davis has served as the Partner on the performance of 15 cost incurred audits on behalf of SIGAR. The funding agencies included in the scope of these audits are United States Agency for International Development, U.S. Department of Defense, U.S. Department of State and the U.S. Department of Agriculture.

- **Centers for Medicare & Medicaid Services (CMS)**

Mr. Davis serves as the Partner on the financial audits of Medicare Advantage Organization and Prescription Drug Plan audits, as well as Managed Care Organization audits on behalf of CMS.

Mr. Davis served as the Partner on several SSAE 16 internal control audits of service organizations of fiscal intermediaries and carriers on behalf of CMS. These SSAE 16 audits consisted of the evaluation of the design and effectiveness of internal controls in place surrounding CMS-specified control objectives.

Mr. Davis also serves as the Project Director on the audits of the financial activity of numerous Medicare Advantage Organization and Prescription Drug Plans.

- **United States Postal Service Office of Inspector General**

Mr. Davis served as the Partner on the performance of agreed-upon procedures of post offices, business mail entry units, stamp distribution offices/district accounting offices, and contract postal stations. The purpose of the audits was to determine compliance with postal regulations and guidelines.

- **National Science Foundation (NSF)**

Mr. Davis served as the Partner on the pre-award reviews of proposals submitted by small start-up companies for NSF grants to fund research.

Commercial Companies

Mr. Davis has served as the Partner on the SSAE 16 internal control audits of the following companies:

- Cahaba Government Benefit Administrators
- CGS Administrators
- Dealertrack
- MasterTax Services
- Calance
- Mutual of Omaha
- National Government Services
- Presilient
- CompPartners

PROFESSIONAL AFFILIATIONS

American Institute of Certified Public Accountants
California Society of Certified Public Accountants
California Society of Municipal Finance Officers
Association of Government Accountants



BOARD MEMO

1331 Fulton Mall
Fresno, California 93721

O (559) 443-8400
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TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing Authority

FROM: Preston Prince *P.P.P.*
CEO/Executive Director

AUTHOR Emily De La Guerra
Senior Manager, Finance
and Administration

RE: Reserve Analysis – Housing Relinquished Fund Corp.

DATE: 9/17/2015

BOARD MEETING: 9/22/2015

AGENDA ITEM: 10a

Executive Summary

Staff will present an update on the reserves of the Housing Relinquished Fund Corp.

Recommendation

None at this time. Information only.



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TO: Boards of Commissioners
Fresno Housing Authority

FROM: Preston Prince *P.P.P.*
CEO/Executive Director

AUTHOR Michael Duarte
Director, Planning &
Community Development

RE: Development Pipeline Update

DATE: 9/17/2015

BOARD MEETING: 9/22/2015

AGENDA ITEM: 10b

Executive Summary

Staff will give an overview of all projects within the development and pre-development stages, including: Firebaugh Gateway, Trailside Terrace, Shockley Terrace, and others.

Recommendation

None at this time. Information only.



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TO: Boards of Commissioners
Fresno Housing Authority
DATE: 09/17/2015
FROM: Preston Prince *P.P.P.*
Executive Director/CEO
BOARD MEETING: 09/22/2015
AUTHOR: Emily De La Guerra
Senior Manager
AGENDA ITEM: 10c
RE: 2016 Federal Budget Update

Executive Summary

The 2016 Federal Budget must be approved on or before October 1st, 2015, when the new federal fiscal year begins. At this point in time, no spending bills have been written, approved by Congress or sent to the President. Industry analysts expect that a continuing resolution will be enacted in late-September that will provide funding to the government; however there is very little agreement on how long a stop-gap bill should last, whether it be only for a certain amount of weeks or for a full year. The continuing resolution will fund federal programs at levels equal to 2015 funding and will stay in place until Congress can agree upon a 2016 budget.

More information will be provided during a presentation at the Board Meeting.

Recommendation

No action is necessary. This item is informational only.

Background Information

The Fresno Housing Authority receives 88% of its total funding from the federal government, specifically the U.S. Department of Housing and Urban Development (HUD). Funding levels for these programs are determined by the annual federal budget, which is proposed by Congress and approved by the President. Each year, the House of Representatives and the Senate produce separate budget resolutions that set total spending limits depending on their priorities for the year. Once both houses of Congress agree on a total budget for the year, it is then sent to the President to either be signed in to law or vetoed.

The process begins the first Monday in February when a detailed proposal from the President is sent to Congress. This request, developed by the Office of Management and Budget, communicates the President's recommendations for the year's overall fiscal policy. After Congress receives the President's request, the House and Senate Budget Committees will draft their own budget resolutions, outlining spending levels for each congressional committee (often referred to as the "302(a) allocation"). Upon passage of these two resolutions, the budgets are further divided into 302(b) sub-allocation, which distributes the funding between

subcommittees. HUD, our primary funding source, is classified under the Transportation, Housing and Urban Development subcommittee, better known as T-HUD. Once the 302(b) allocations have separately been set by the House and Senate, they then jointly meet in a “budget conference committee”. This stage is the lengthiest part of process, as each side of Congress must negotiate the differences between the two resolutions and eventually pass the “conference report.” The conference report is then sent to the President to either be signed in to law or vetoed.



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TO: Boards of Commissioners
Fresno Housing Authority

FROM: Preston Prince *P.P.P.*
CEO/Executive Director

AUTHOR: Tracewell Hanrahan
Deputy Executive Director

RE: Leveraging the HCV Program to Improve Quality Housing

DATE: 9/17/2015

BOARD MEETING: 9/22/2015

AGENDA ITEM: 10d

Executive Summary

Staff will be presenting an update on the abatement analysis. In addition, staff will provide an update on public comments received that pertain to Housing Quality Standards.



Leveraging the HCV Program to Improve Quality Housing

Board of Commissioners Meeting
September 22, 2015



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FRESNO HOUSING

Outline

Abatement Analysis Update

Policy Recommendations



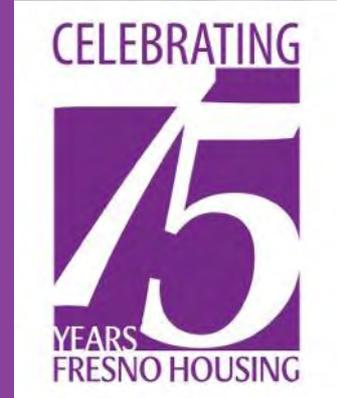
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Abatement Analysis Overview

- Abatement : The unit has failed two inspections for owner-related items
 - The owner is at risk of losing HAP \$
 - Items may either be cured, result in an abatement, or a contract cancellation
 - A third inspection is required to clear the abatement
- In prior months we took snapshots of abatements currently in process and provided some data regarding the number of failed items, owner activity and tenant impacts.



May – July 2015 Abatement Data

May	June	July	Aug	Sept
78 Abatements	71 Abatements	80 Abatements	119 Abatements	83 Abatements
60 Passed HQS	51 Passed HQS	39 Passed HQS	78 Passed HQS	TBD
39 passed before abatement	37 passed before abatement	18 passed before abatement	16 passed before abatement	TBD
21 passed after abatement	14 passed after abatement	21 passed after abatement	62 passed after abatement	TBD
18 Cancellations	20 Cancellations	16 Cancellations	15 Cancellations	TBD
\$7.4k HAP abated	\$10k HAP abated	\$11k HAP abated	\$7.8k HAP abated	\$44k HAP potential
Benchmark	5 Repeat Owners	8 Owners were repeats from May or June	19 Repeat owners	5 Repeat Owners

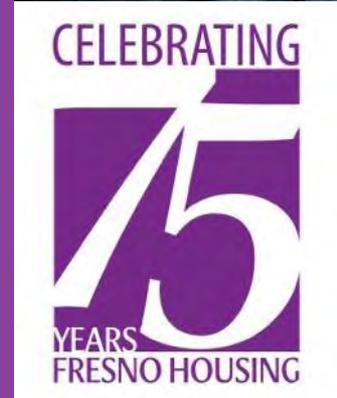


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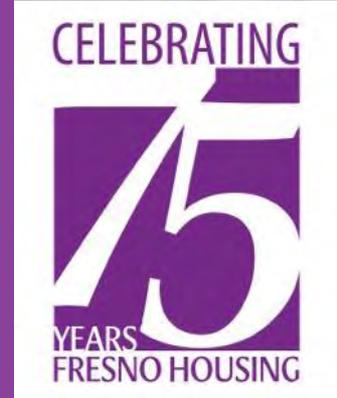
Landlords in Abatement

- Repeat Owners
 - 1 landlord in all 5 months (May-September)
 - 3 landlords in 4 of the five months
 - 5 landlords in 3 of the five months
 - 18 landlords in 2 of the five months



Summary of Aug-Sept Abatements

- August Data Set showed 119 abatements pending for September 1st
 - 15 contracts cancelled due to abatement
 - 12 failed due to owner failed items
 - 3 failed due to both owner and tenant failed items
- September Data Set shows 83 abatements
 - This may result in the abatement of up to \$44k





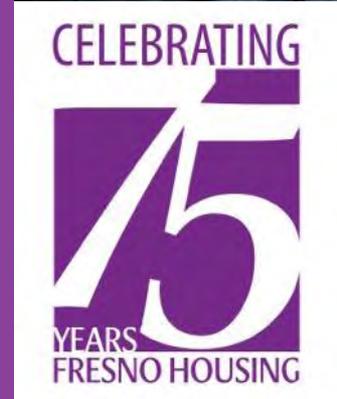
***Policy/Procedure
Recommendations***

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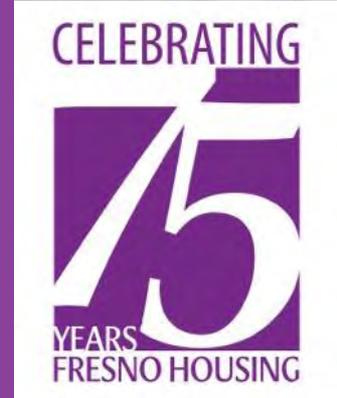
2015 Amendments

- Admin Plan
 - Has been posted for 45-day comment period as required
 - HUD San Francisco has done an initial review and has no comments on this topic
 - We have received comments from the public and are considering addition, if appropriate



Procedure/Project Recommendations

- Develop guidelines for disapprovals utilizing data from ongoing analysis
- Develop a “resident support” process for cases where HAP contracts are cancelled
- Establish monthly analytics that can show property inspection trends
- Develop landlord support “program”
- Establish landlord outreach goals to increase possible quality landlords interested in HCV program
- Request a waiver



Questions/Comments?



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EXECUTIVE DIRECTOR'S REPORT

TO: Boards of Commissioners
Fresno Housing Authority

DATE: 9/17/15

FROM: Preston Prince *P.P.P.*
Fresno Housing Authority

BOARD MEETING: 9/22/15

AUTHOR Staff

AGENDA ITEM: 11

RE: Executive Director's Report – September 2015

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Executive Summary

The Boards of the Fresno Housing Authority have established the four strategic goals as: Place, People, Public, and Partnership. In addition, the following have been outlined as the management goals: Sustainability, Structure, and Strategic Outreach. The following report demonstrates the efforts of the Executive Leadership and Staff to progress towards the realization of these goals.

PLACE

Overview

Fresno Housing seeks to develop and expand the availability of quality affordable housing options throughout the City and County of Fresno by growing and preserving appropriate residential assets and increasing housing opportunities for low-income residents.

The matrix below outlines the Development Pipeline and status of each project.

Development Project Overview

Name of Property	Status	Description/Type	Total Units
Fultonia West/Cedar Heights Scattered Site	Under Construction	541 N. Fulton Street and 4532 E. Hamilton Ave Mulit-Family	45
Marion Villas	Under Construction	Marion & Ellis St, Kingsburg, CA Senior Housing	46
Southeast Fresno RAD	Rehab Underway	Cedar Courts I & II, Inyo Terrace Multi-Family	193

Orange Cove RAD	Rehab Underway	Kuffel Terrace I & II, Mountain View Multi-Family	90
Mendota RAD	Stabilization	Rios Terrace I & II, Mendota Apts. Multi-Family	124
Kings River Commons	Stabilization	2020 E. Dinuba Ave, Reedley, CA Multi-Family	60
City View @ Van Ness	Stabilization	802 Van Ness Ave Mixed-Use	45 Units/ 3,000 sf commercial
Viking Village RAD	Stabilization	Multi-Family	40
Parc Grove Commons Northwest	Permanent Financing	Southeast Corner of Fresno/Clinton Ave Multi-Family	148
Bridges at Florence	Permanent Financing	649 E. Florence Avenue Senior Housing	34
Trailside Terrace	Pre-Development	1233 & 1245 G Street, Reedley, CA	55
Firebaugh Gateway	Pre-Development	1238 & 1264 P St., Firebaugh, CA	30
Lowell Neighborhood	Pre-Development	240-250 N. Calaveras Street and 146 N. Glenn Avenue, Fresno, CA	30
Edison Plaza I	Pre-Development	Walnut/Edison West Fresno	64
Edison Plaza II	Pre-Development	Walnut/Edison West Fresno	64
Magill Terrace	Pre-Development	401 Nelson, Fowler	60
Shockley Terrace	Pre-Development	1445 Peach St, Selma	48

Project Highlights

On September 10, 2015, the California Tax Credit Allocation Committee (“CTCAC”) posted its list of preliminary recommendations for 2nd round 2015 tax credit awards. Both Shockley Terrace and the

Lowell Neighborhood Project were on the list of recommendations. Final awards will be announced at the CTCAC committee meeting on September 23, 2015.

August City Occupancy 98.79%					
CITY	No of Properties	Physical Units	Rentable Units	Vacant Units	Occupancy Percentage
City AMP 1	3	182	180	1	99%
City AMP 2	8	244	243	2	99%
Southeast Fresno RAD	3	193	191	0	100%
Viking Village RAD	1	40	39	1	97%
Pacific Gardens	1	56	55	3	95%
Renaissance Trinity	1	21	20	0	100%
Renaissance Alta Monte	1	30	29	1	97%
Renaissance Santa Clara	1	70	69	2	97%
Total City	19	836	826	10	98.79%

August City Occupancy (GSF Managed) 96.5%					
Parc Grove	1	215	213	8	96.2%
Parc Grove - NW	1	148	147	5	96.6%
Yosemite Village	1	69	68	2	97.1%
Total City	3	432	428	15	96.50%

August County Occupancy 98.01%					
COUNTY	No of Properties	Physical Units	Rentable Units	Vacant Units	Occupancy Percentage
County AMP 1	6	150	144	3	98%
County AMP 2	6	194	192	1	99%
County AMP 3*	3	90	89	3	97%
County AMP 4	4	152	151	1	99%
County AMP 5*	2	52	52	1	98%
County AMP 6	5	112	111	6	95%
Granada Commons	1	16	15	0	100%
Total County	27	766	754	15	98.01%

August County RAD Occupancy 97.4%					
SITE	No of Properties	Physical Units	Rentable Units	Vacant Units	Occupancy Percentage
Mendota RAD	1	124	123	0	100.0%
Orange Cove RAD	1	90	69	5*	92.8%
Total County RAD	2	214	192	5	97.40%

* Vacant units for families moved out of units temporarily for RAD Rehab.

August Special Programs Occupancy 94.75%					
SPECIAL PROGRAMS	No of Properties	Physical Units	Rentable Units	Vacant Units	Occupancy Percentage
Mariposa Farm Labor	1	40	40	0	100%
Parlier Farm Labor	1	40	40	0	100%
Orange Cove Farm Labor	1	30	30	9*	70%
Mendota Farm Labor	1	60	60	1	98%
Firebaugh Family Apts.	1	34	34	0	100%
Garland Gardens (CalHFA)	1	51	51	1	98%
Parkside Apartments (CalHFA)	1	50	50	5	90%
Total Special Programs	7	305	305	16	94.75%

* Units held for families temporarily relocating because of Orange Cove RAD conversion.

PEOPLE

Overview

Fresno Housing works to respect community needs and knowledge – by listening, learning and researching – and respond to issues compassionately, intelligently, intentionally – by developing exceptional programs based on shared expectations.

Resident Services

Renaissance at Alta Monte

Healthy Lifestyles-HIV Testing

West Care staff provided the residents of Alta Monte with free Hepatitis C and HIV testing on Wednesday, August 12, 2015. Residents were appreciative of the tests and the information provided.

Renaissance at Trinity

Adult Education-GED Program

Two residents from Renaissance at Trinity began the GED program at Parc Grove Commons and are excited to begin their new journey. The residents are grateful to Fresno Housing Education Corps and Fresno Adult School for providing this opportunity. One of the residents is a grandmother of three; and she aspires to be a role model for her grandchildren. Every class they attend is a successful step to obtaining their high school equivalency.

Parc Grove Commons/Northwest

National Night Out

On Tuesday, August 4, 2015, Parc Grove Commons hosted National Night Out for the residents and surrounding neighborhoods. National Night Out focuses on promoting community unity and personal safety. Officers from Fresno Police Department and specialized teams attended the event.

The officers spoke with families and passed out stickers; McGruff the Crime Dog met the children and pictures were taken.

Kasey the Kangaroo, Children Services Network mascot, also welcomed the families through the Parc Grove clubhouse doors.

Families signed up for numerous raffle items and the first 120 children, ages 5 years to 17 years, received a school bag filled with supplies, toothbrush, and books for the new academic year.

The selfie booth sponsored by Department of Behavioral Health was a huge success. Families signed up for FUSD Pre-K programs, Girl Scouts, West Care/EFNEP nutrition classes; and received information about resources and services, provided by Resident Services Coordinators. All participants received a free dinner and enjoyed getting to know their neighbors, all while listening to good music.



Healthy Smiles Dental Mobile

During the month of August, Fresno Housing Authority has continued their collaboration with Healthy Smiles Dental Mobile. As of today, the mobile has made visits to nineteen Fresno Housing Authority properties in the City and County of Fresno. The County sites included Mendota, Biola, Laton, Huron, Sanger, Parlier, Reedley, Orange Cove, and Kerman and the city has nine properties.

254 children were able to receive the convenience of dental services at their sites. For the second year, services were offered to adults as well. A total of 121 adults were able to receive services. At Fairview Heights Terrace, the mobile returned to the site for follow-up appointments and many of the children received minor procedures. This year was very successful with the organization and cooperation of four service coordinators for the City and County of Fresno.

Kings River Commons-Reedley Youth Activities-Back to School Event

During the month of August, Fresno Housing Authority collaborated with Winn Companies to provide Kings River Commons residents with a Back to School event. During the event there was back to school preparedness information, music, food, face painting, and a bounce house. At the conclusion of the event there was a backpack giveaway; backpacks were donated by Fresno Housing Education Corps.

PUBLIC

Overview

Fresno Housing seeks to build support for housing as a key component of vibrant, sustainable communities through public information, engagement, and advocacy that promotes affordable housing and supports the advancement of Fresno's low-income residents.

Throughout the month of August 2015, Fresno Housing engaged all of our congressional leaders, and many of our local elected officials through education and communication with their offices on various legislative matters being considered both federally and locally. Specifically, staff were able to write, schedule tours, and communicate with congressional staff on budget and appropriations matters affecting the agency programs, advocate for congressional support of continuing programs such as HOME Partnership Investment Funding and low-income housing tax credits, and small housing authority reform proposals aiming to provide regulatory relief for many of the small PHAs throughout the nation.

Staff was able to build upon an already strong relationship and rapport with congressional leaders and their staff.

PARTNERSHIP

Overview

Fresno Housing seeks to collaborate to strengthen its ability to address the challenges facing Fresno communities.

Fresno Housing is exploring several partnerships in the course of pre-development activities.

Project	Organization	Role
Museum and multi-family housing development concept (1857 Fulton Street, Fresno)	African American Historical and Cultural Museum of the San Joaquin Valley	Development partner and service provider.
Hmong Cultural Project – museum/cultural center, communal/event center, housing and relocation site for Fresno Center for New Americans	Fresno Housing Authority Fresno Center for New Americans General Vang Pao Foundation	Planning partner, possible development partner and service provider
Lowell Neighborhood Project	Lowell Community Development Corporation Better Opportunities Builder, Inc. (BOB)	Planning partner, development partner

MANAGEMENT GOALS

The goals of management include our efforts to stabilize, focus, and extend activities to meet the mandate of our mission through good decision making related to Sustainability (staffing, finances, effectiveness, evaluation, technology, facilities); Structure (governance); and Strategic Outreach (communications, image, visibility, public affairs, policy).

Sustainability

Build and maintain an innovative, engaged, visible, and sustainable organization, committed to its mission of providing housing for low-income populations.

Fiscal Services

At the beginning of September, Agency staff and Yardi specialists met for the initial Kick-Off Meeting which signified the beginning of the implementation process. Over the course of two days, discussions were had over project management plans, various phasing approaches, reporting requirements, critical timelines and other high-level matters. Staff left with some homework that will help Yardi configure our system set-up, so the test environment can be built and data can begin to be converted.

Also, as part of the Kick-Off Meeting, more than 50 staff members from Housing Choice Voucher, Housing Management and Accounting and Finance were able to participate in a live software demonstration showing the general system structure and inputs that staff would be using for their own jobs. Everyone left feeling very excited (one group even gave a big round of applause) and we hope this enthusiasm will continue as we dive into the implementation of the Yardi software.

Administrative Services

Procurement

In the past month, the procurement department has worked closely with various Agency departments to acquire the following goods and services:

- A Broadband Operation and Maintenance Services RFP was issued on 09/02/15. Through this RFP, the FH is seeking to contract with an IT services firm capable of operating the network infrastructure of 7 multifamily housing properties that were awarded funds for broadband connectivity from the California Public Utilities Commission (CPUC).
- An IFB for a General Contractor to build a 46 unit multifamily apartment complex in Firebaugh was issued on 09/08/2015. FH is holding a pre-bid conference and site inspection with potential contractors on 9/24/15 and 10/1/2015.

Human Resources

Lisa Bechtel, HR Manager and Aysha Hills, HR Analyst attended the EEOC Technical Assistance Seminar where they learned the importance of compliance with EEOC regulations and the process in which to abide by current laws. Additionally, training was provided on recruitment practices, leaves of absence and legislative updates. Aysha Hills also attended the Western Regional Intergovernmental Personnel Assessment Committee Training on Recruitment and Selection planning. This class provided methodologies for selection procedures and recruitment strategies.

The HR Department is actively recruiting for positions within the following departments: Accounting/Finance and Administrative Services. The selection process for Accounting and Assisted Housing departments has been completed with new employees starting work in coming weeks.

IT Services

During the month of August, CMTi worked with the Housing Management Division and Admin Services to complete the setup and configuration of the newly remodeled Mendota office. CMTi personnel worked with ATT to install and reconnect Internet and phone lines. From there we were able to reinstall all previously used equipment for the office.

As part of the overall project in Mendota, CMTi worked with ATT at the Boys & Girls Club office to connect phone and internet services.

CMTi worked with Janice Huey and sub-contractor Extreme Communications to bring in additional data lines for use on the second floor. Several employee relocations occurred during August and so additional wiring was needed to accommodate computer, phone and printing needs. We worked with the Housing Management Division and Accounting Department to make several changes the accounting workflow system as a result of the reorganization of property managers and other changes in management. This complex change was executed on a Friday off to avoid confusion and conflicts with the approval of Purchase Requests.

Finally, CMTi setup several presentations at the Parc Grove community room for the Agency. Services included computer and projector setup, audio speaker setup and DVD playback, and answering general user questions.

Structure

Maintain a committed, active, community-based Boards of Commissioners.

The efforts of the Boards and staff are ongoing and will be reported as outcomes are achieved.

Strategic Outreach

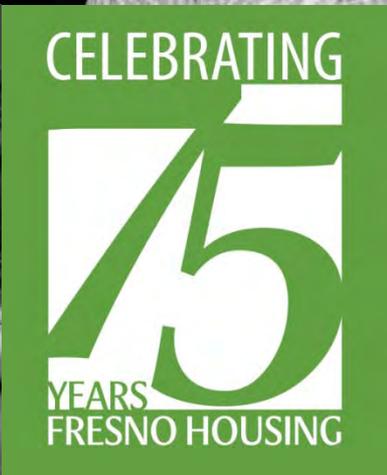
Heighten agency visibility, facilitate community dialogue about housing solutions; and build support for the agency and quality affordable housing.

The efforts of the Boards and staff are ongoing and will be reported as outcomes are achieved.



***Boards of Commissioners
Meeting Addendum***

September 22, 2015





2016 Federal Budget Update

Update

Fresno Housing Authority
Boards of Commissioners Meeting
September 22, 2015



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Overview

- Federal Budget Environment
- Continuing Resolution
- Agency's Action Plan
- FY2016 Budget Proposals
- Budget Development Timeline



Federal Environment

- The Federal Budget must be approved by October 1st 2015, the start of the 2016 Federal Fiscal Year (FFY).
- Conflicts between parties over funding levels are threatening the country with the second government shutdown in past 2 years (2013 was the last shutdown).
- If a full-year budget or a Continuing Resolution is not passed by October 1st, the federal government will shut down.
- A shut down could potentially mean delays in funding and reduced services from federal partners, including HUD, USDA, and the Veteran's Administration (VA).



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Continuing Resolution (CR)

- The best chance for averting a shut down would be a continuing resolution (CR), which will sustain government operations until a full-year budget is passed.
- If a CR is implemented, Federal programs will be funded at 2015 levels until a 2016 budget is agreed upon.
 - The President and Congress have both proposed higher funding levels for 2016 than in 2015.
- A vote in the Senate is scheduled for Thursday on a CR that would be in effect until mid-December. There is no timeline yet for a House vote.
- Normal congressional procedures to approve a funding bill takes about two days, meaning a CR would need to be ready for a vote by September 29th (one week from today).



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Agency's Action Plan

- Fresno Housing is taking numerous steps to ensure solvency and continuity in services during a potential shut down, including:
 - Working closely with partner agencies such as HUD and the USDA to request “pre-funding” wherever possible;
 - Identifying unrestricted and program reserves still held at the Agency;
 - Maintaining the ability to draw from a commercial line of credit; and,
 - Continuing to develop 2016 Operating Budgets, as usual.
- Staff is also requesting that the Board of Directors of the Housing Relinquished Fund Corporation (HRFC) approve an interest-free line of credit of up to \$7 million, for purposes of temporarily funding core operations should the government shutdown occur.



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2016 Federal Budget Proposals

2016 Budget Proposals
Regular Discretionary only - includes only major FH programs
(Budget authority; in millions)

	FY 2015 Enacted	% Change from 2014	FY 2016 President's Request	% Change from 2015	FY 2016 House Proposal	% Change from 2015	FY 2016 Senate Proposal	% Change from 2015
HUD Programs								
HCV Housing Assistance Payments	17,486	1%	18,334	5%	18,151	4%	17,982	3%
HCV Administrative Fees	1,520	2%	2,010	32%	1,520	0%	1,610	6%
Public Housing Operating Fund	4,400	0%	4,600	5%	4,440	1%	4,500	2%
Public Housing Capital Fund	1,807	1%	1,950	8%	1,631	-10%	1,685	-7%

- If a CR is passed HUD levels will continue at the “FY 2015 Enacted” levels.
- When the 2016 FFY budget is enacted, it will be a negotiated compromise of the three budgets proposed above.
 - President / House / Senate



Agency's 2016 Budget Timeline

- September 24, 2015: Managers complete first drafts of their budgets.
- Mid-October: Budget review with Senior Management and CEO.
- October 27th: First draft presented to the Boards.
- Early November: Budget adjustments made based on Board comments.
- November 17th: Second draft presented to the Boards (*possible workshop prior to the meeting*).
- December 15th: Adoption of 2016 Budget.



Questions or Comments?



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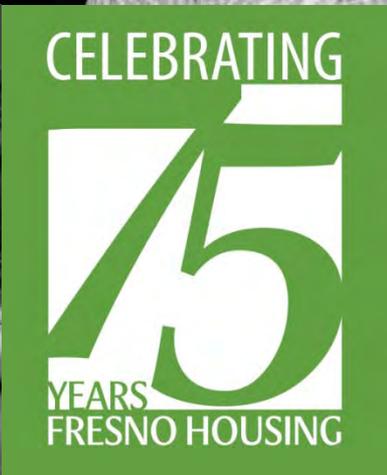


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***Real Estate Development
Pipeline Update***

September 22, 2015



Pipeline Overview

- Edison Apartments I (Fresno)
- Trailside Terrace (Reedley)
- Firebaugh Gateway (Firebaugh)
- Lowell Neighborhood Project (Fresno)
- Shockley Terrace (Selma)



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Lowell Neighborhood Project

-Fresno, CA

- Proposed 30 units of family housing in the Lowell neighborhood near downtown Fresno
 - 22 units of rehabilitation (Calaveras site)
 - 8 units of new construction (Glenn site)
- Partnership with Better Opportunities Builder, Lowell Community Development Corp. and Silvercrest
- Award of HOME funds on June 25, 2015
- HRFC commitment of up to \$1M
- Anticipated Tax Credit award on September 23, 2015

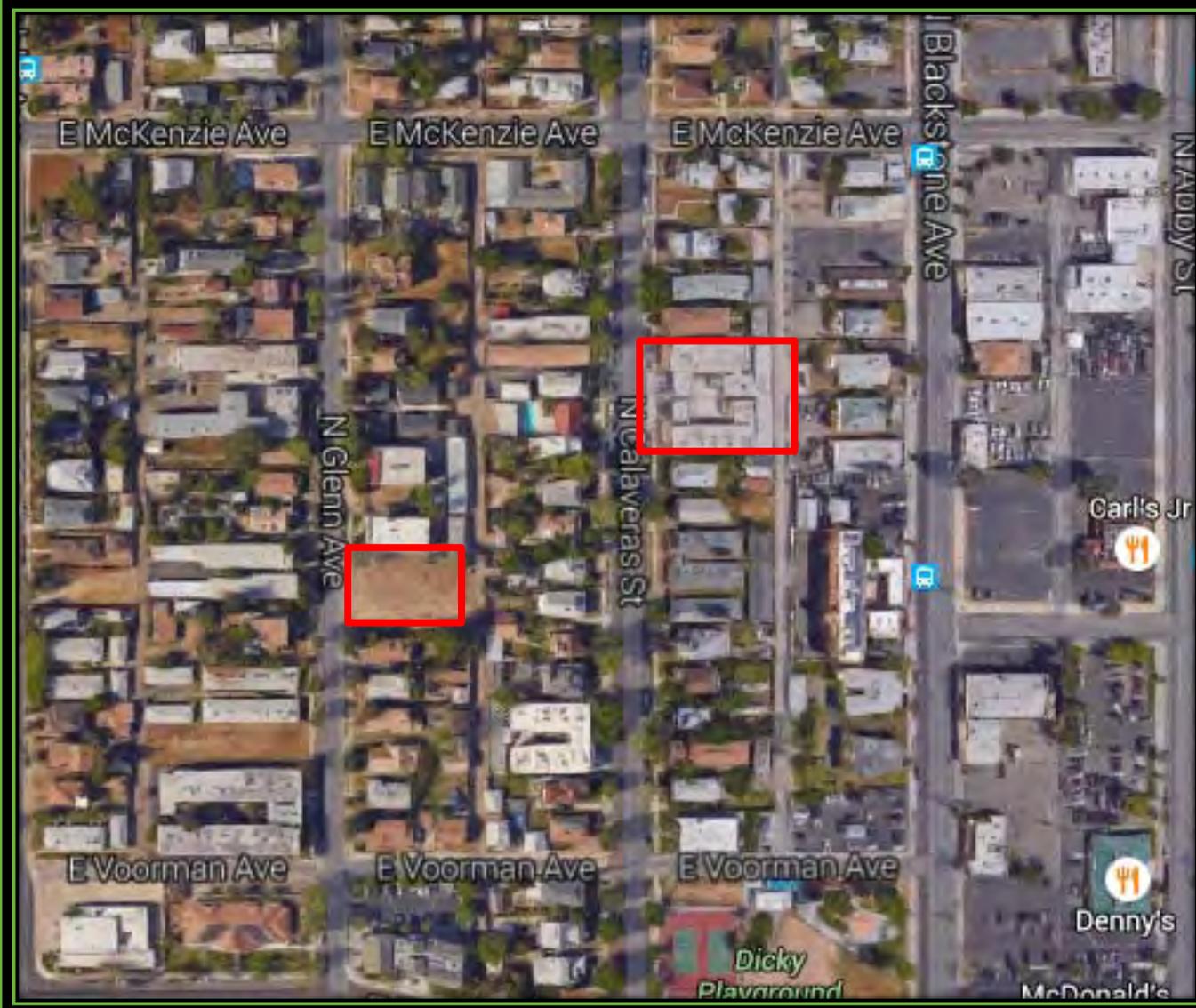


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Lowell Neighborhood Project

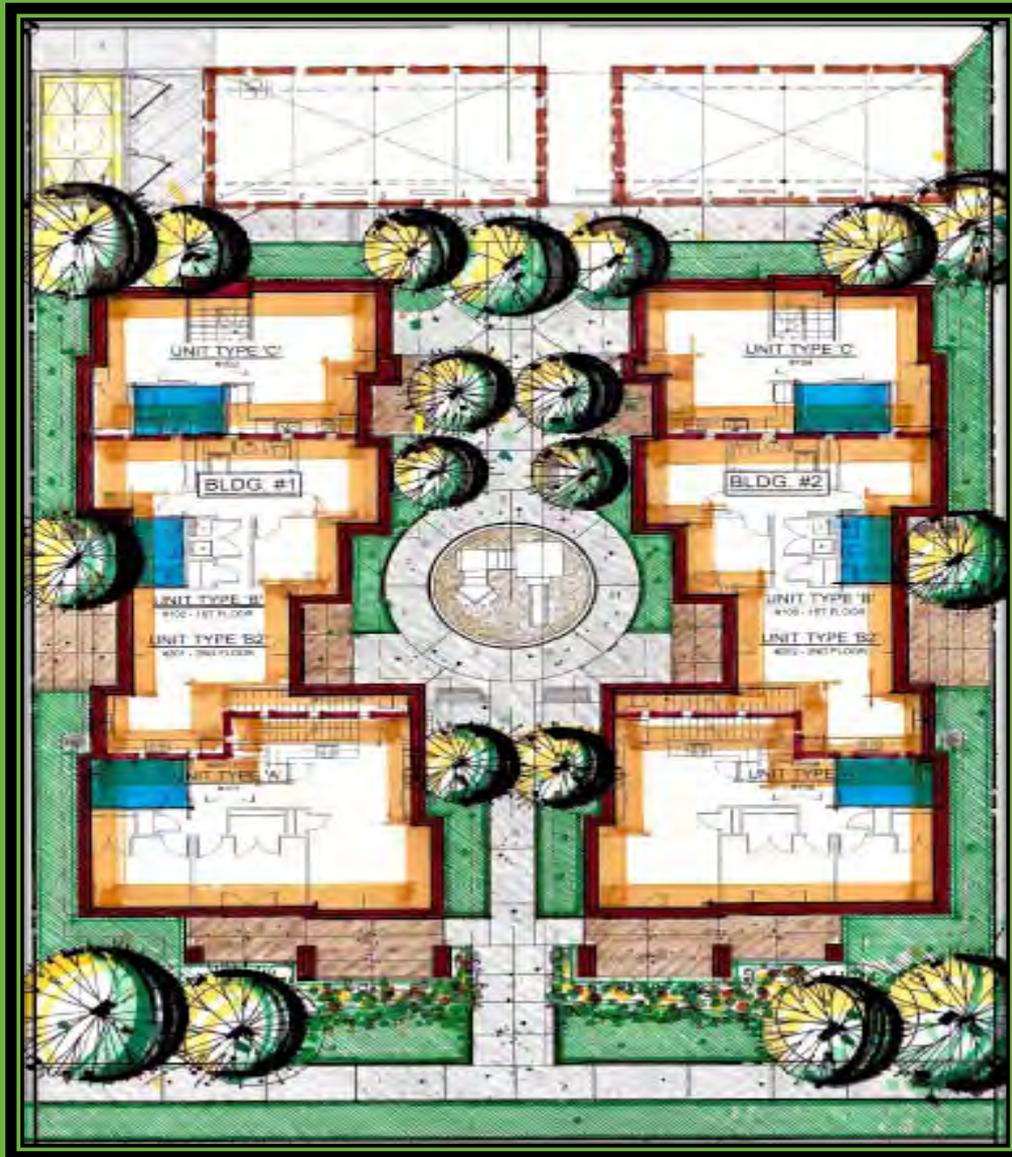


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Lowell Neighborhood Project



Glenn Site Plan

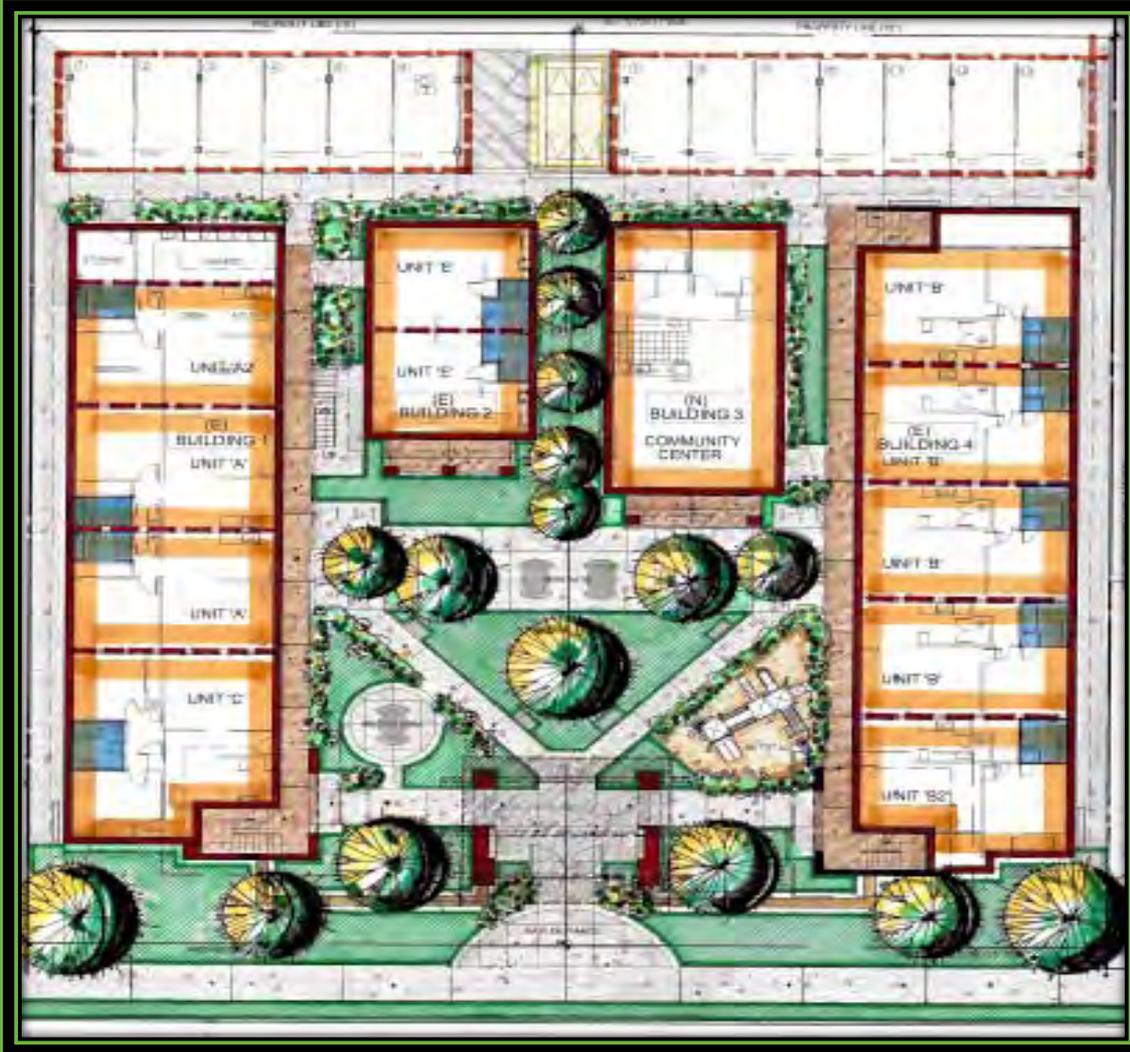


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Lowell Neighborhood Project



Calaveras Site Plan



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Lowell Neighborhood Project Financing Plan

Lowell Neighborhood Project Pro Forma

Pro Forma Sources and Uses

	6/23/2015	9/22/2015
	Amount	Amount
Sources of Funds		
Tax Credit Equity	\$5,930,224	\$5,205,001
FH Financing	\$800,000	\$680,000
City of Fresno HOME Funds	\$1,300,000	\$1,200,000
Accrued/Deferred Interest	\$40,300	
Total Sources of Funds	\$8,070,524	\$7,085,001
Uses of Funds		
Acquisition Costs	\$1,038,000	\$1,038,000
Construction Costs	\$4,150,000	\$3,523,422
Hard Cost Contingency	\$350,000	\$352,342
Relocation Costs	\$150,000	\$150,000
Professional Fees	\$357,500	\$357,500
Loan Fees and other Soft Costs	\$1,093,017	\$866,993
Reserves	\$75,200	\$75,200
Developer Fee	\$856,807	\$721,544
Total Uses of Funds	\$8,070,524	\$7,085,001

* Information presented are projections and subject to change.



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Lowell Neighborhood Project

Board Actions to Date:

- Resolution to approve pre-development (entity formation, option to purchase)
- Submission for City of Fresno HOME funds
- Approval of HRFC Financing Commitment
- Application for 9% LIHTC & various financing sources.

Recommended Actions:

- Acquisition of 240-250 Calaveras



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Shockley Terrace

-Selma, CA

- Proposed redevelopment of an existing 25 unit low income public housing site
- New construction project of 48 units of which 25 units will be RAD conversion units
- FH estimated seller financing and LIPH cap/op funds of approx. \$1.5M
- HRFC estimated commitment of up to \$1.8M
- Anticipated award of Tax Credits on September 23, 2015
- Potential Fresno County HOME/NSP application



Shockley Terrace Site Map



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Shockley Terrace Site Plan



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Shockley Terrace Financing Plan

Shockley Terrace		
Pro Forma Sources and Uses		
	6/23/2015	9/22/2015
Sources of Funds	<i>Amount</i>	<i>Amount</i>
Tax Credit Equity	\$11,119,084	\$11,860,725
Seller Financing	\$1,150,000	\$1,150,000
HRFC Funds	\$1,231,318	\$1,194,058
FH Caps & Ops	\$357,429	\$357,429
Perm Loan	\$500,000	\$0
Total Sources of Funds	\$14,357,831	\$14,562,212
Uses of Funds	<i>Amount</i>	<i>Amount</i>
Acquisition Costs	\$1,150,000	\$1,150,000
Construction Costs	\$7,950,000	\$8,346,000
Hard Cost Contingency	\$397,500	\$405,000
Relocation Costs	\$225,000	\$225,000
Professional Fees	\$425,000	\$425,000
Loan Fees and other Soft Costs	\$2,481,844	\$2,294,084
Reserves	\$155,174	\$155,174
Developer Fee	\$1,573,313	\$1,561,954
Total Uses of Funds	\$14,357,831	\$14,562,212

** Information presented are projections and subject to change.*



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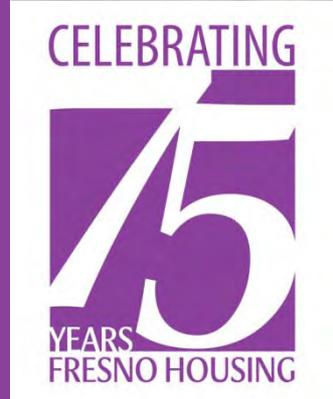
Shockley Terrace

Board Actions:

- Approval of MOU with Silvercrest, Inc. & the formation of a to-be-formed Limited Partnership.
- Funding commitment from HRFC, Public Housing Capital Funds and/or Operating Reserves and Seller Financing Proceeds.
- Application for 9% LIHTC & various financing sources.
- Award of Architectural contract with Mogavero & Notestine

Recommended Actions:

- Approval of submission for HOME funding application



Thank you!



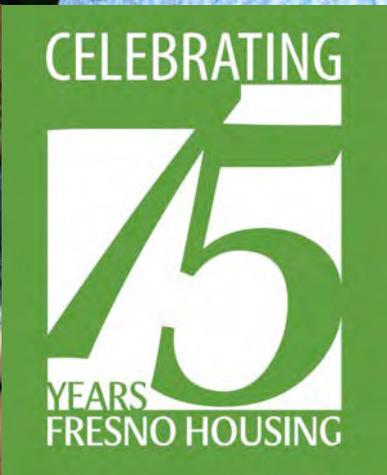
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HRFC Update
Financial Results and Projections
as of July 31, 2015



HRFC Reserves

- The Housing Relinquished Fund (HRFC) reserves allow for the expansion of affordable housing.
- Reserves have accumulated from various sources including:
 - Program income from development projects
 - Interest income from loans
 - Sales of properties
- HRFC reserves can be restricted by the Boards or agreements with HUD.



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Current HRFC Reserves (as of 07/31/15)

Cash Balance as of 12/31/14	9.97
Sierra Pointe Mortgage Payments	0.14
Interest on Loans	0.25
Parc Grove South Loan Payment	0.37
Parc Grove Northwest Loan Payment	4.06
Kings River Commons Loan Payment	0.17
Fultonia West Pre-dev Loan Payment	0.43
Marion Loan Payment	0.45
Trinity Loan Payment	0.02
Fultonia West Loan Draws	(0.10)
Management Fee to FHA	(0.10)
Pre-Development Draws	(0.30)
Cash Balance as of 07/31/15	15.35

- This list includes the major transactions that have already occurred this year.
- Cash balance as of 07/31/2015 is \$15.35 million.



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Potential 2015 Inflows

2015 Potential Inflows	
<i>HOPE VI Sales Proceeds</i>	<i>1.20</i>
<i>Sierra Pointe mortgage payments</i>	<i>0.12</i>
<i>Marion Villas Loan Payment (AHP)</i>	<i>-</i>
<i>Kings River Commons Payment</i>	<i>0.44</i>
<i>Viking Village Sales Proceeds</i>	<i>1.20</i>
<i>Kerr Rug Sale</i>	<i>0.61</i>
Total	3.56

- Staff estimates that HRFH will receive an estimated \$3.56 million dollars by the end of 2015.
- Total amounts shown may change based on final applications and funding calculations.



Outflows from HRFC

	Total Commitment	Total Expenditures 07/31/2015	Remaining Commitment
Current Commitments			
Firebaugh Gateway	1.20	0.20	1.00
Fulton/Cedar Heights	0.09	0.09	-
RAD Pre-Development	0.25	0.07	0.18
West Fresno Pre-Development	0.25	0.06	0.19
General Pre-Development	0.30	0.06	0.24
General Pre-Dev (Droge)	2.80	2.80	-
Trailside Terrace	3.00	0.22	2.78
Calaveras Court/Lowell	1.80	0.15	1.65
Edison Plaza Phase I	0.45	0.10	0.35
Shockley Terrace	1.00	0.05	0.95
Magill Terrace	2.00	0.06	1.94
Total Commitments	13.14	3.86	9.28

- Table above shows current commitments, total expenditures as of July 31, 2015, and estimated remaining commitments.
- As always, staff is working diligently to reduce the financial need from HRFC.



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2015 Projections (Updated)

Current Cash Balance as of 07/31/15	15.35
2015 Potential Inflows	3.56
Remaining Commitments	(9.28)
<hr/>	
Uncommitted Cash	9.62

- Total cash at 07/31/2015 is \$15.35 million.
- Staff is conservatively estimating inflows of \$3.56 million in 2015, and \$9.28 million of remaining commitments (not all to be spent in 2015).
- This leaves about \$9.62 million in uncommitted funds, which can be used for affordable housing at the Boards discretion.



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Questions or Comments?

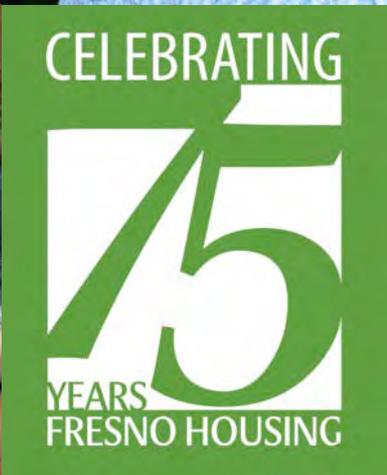


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**Public Housing Agency
(PHA) Plan**
September 22, 2015



Presentation Overview

- PHA Plan – Purpose
- PHA Plan – Components
- 2015 Amendments
- 2016 Updates



PHA Plan - Purpose

- A public document that states the discretionary policies that govern a PHA.
- Available to all stakeholders to inform of the policies, rules and requirements regarding FH operations, programs and services
- Also covers any activities that the PHA may pursue in the future which may require application to and/or approval by HUD



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PHA Plan - Purpose

- MUST contain 18 items that include:
 - The PHA's mission for serving the needs of low-income families
 - The PHA's goals and objectives with regard to serving these families
 - Admissions Policies
 - Statement of financial resources
 - Statement of grievance procedures
 - Statement of capital improvements needed
 - Statement of conversion of public housing to tenant-based assistance



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PHA Plan - Components

- 5-Year Plan
 - Submitted every 5 years, establishes goals and mission for the subsequent 5 years (submitted last year by FHA)
- Annual Plan
 - Submitted every year, provides updates on progress in the agency's 5-Year Plan and any significant amendments or modifications



PHA Plan - Components

- Housing Choice Voucher (HCV) Administrative Plan
 - Policies that apply to the HCV program
- Admissions & Continued Occupancy Policy (ACOP)
 - Policies that apply to the Low Income Public Housing program
- Ideally, policies that apply to both programs will be seamless.



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PHA Plan - Components

- Resident Advisory Board (RAB)
 - PHAs must establish a Resident Advisory Board.
 - Should adequately reflect and represent individuals who are assisted by the PHA
 - The Board assists and makes recommendations regarding significant amendments and policy changes.

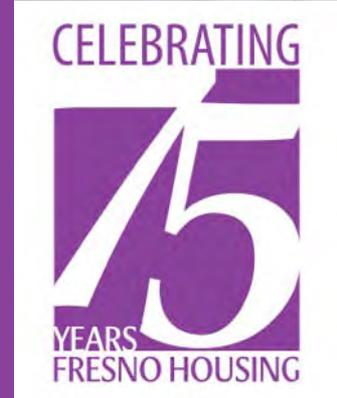


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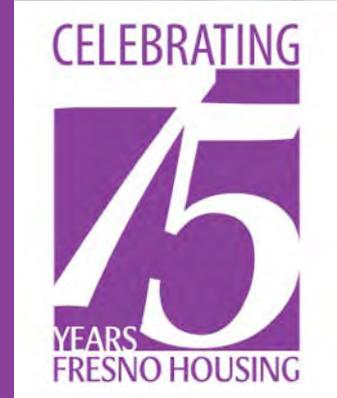
Amendments and Updates

- 2015 Amendments and 2016 Updates
 - RABs have been consulted for input on amendments and updates
 - Public comment period has ended
 - Consideration of adoption will occur this evening.



2015 Amendments

- Admin Plan
 - Housing Quality Standards (HQS) – Owner Disapproval
 - Comments received request detailed description of site and neighborhood conditions
- RAD items
 - As required by HUD, The Fresno Housing Authority is amending its Annual and 5 year PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD) and will be converting to Project Based Rental Assistance.



2016 Updates – Admin Plan

- Temporary Compliance Waivers
 - Household certification of assets less than \$5,000
 - Streamlined annual reexamination for elderly families and disabled families on fixed incomes
 - Establish a payment standard of not more than 120 percent of the FMR as a reasonable accommodation



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2016 Updates – Admin Plan

- Continued Assistance for Targeted Programs
- Limited Preference
 - 200 vouchers (160 City, 40 County) set aside for limited homeless preference
 - Vouchers allotted for chronically homeless applicants who will bypass our normal HCV wait list
 - Issuance will occur as vouchers become available



2016 Updates – Admin Plan

- Family Unification Program (FUP) and Veteran Affairs Supportive Housing (VASH)
 - 50 vouchers will be made available in the event that funding for these programs is discontinued by HUD
 - The FUP and VASH programs must be fully leased (at least 98%)
 - Participants will bypass our normal wait list and given priority provided that there are vouchers available and none of the aforementioned limited homeless participants are awaiting a voucher



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2016 Updates – Admin Plan

- Right to Move
- Project-Based Voucher (PBV) Holders
 - PBV families have a right to move with a regular, tenant-based voucher:
 - After they have fulfilled 12 months of a project-based voucher lease
 - If they are in good standing with the owner or FHA and owe no debts
 - After they have given advance notice of intent to vacate
 - When Vouchers are available and no participants from the aforementioned targeted programs are awaiting a voucher



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2016 Updates – Admin Plan

- Right to Move
- Project-Based Rental Assistance (PBRA) Participants
 - PBV families have a right to move with a regular, tenant-based voucher:
 - After they have fulfilled 24 months of project-based rental assistance
 - If they are in good standing with the owner or FHA and owe no debts
 - After they have given advance notice of intent to vacate
 - When Vouchers are available and no participants from the aforementioned targeted programs are awaiting a voucher



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2016 Updates – ACOP

Eligibility, Selection and Admissions Policies

Temporary Compliance Provisions (Waiver Requested)

- FHA has submitted a waiver to continue with the provisions allowed under PIH Notice 2013-3 and extended under PIH Notice 2013-26 which expired on March 31, 2015. The provisions adopted are as follows:
 - Household self-certification of assets of less than \$5,000
 - Streamlined annual reexamination for elderly families and disabled families on fixed incomes



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2016 Updates – ACOP Plan

Mandated Income Exclusions

- Update the list of Additional Exclusions to Annual Income as published in the Federal Register on May 20, 2014.

Pet Policies

- **Service Animals**

Update policies regarding service animals, assistance animals, and pets to incorporate the guidance included in Notice FHEO 2013-1.



Questions?



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