



# Boards of Commissioners Meeting

September 27, 2016

# AGENDA

O (559) 443-8400

F (559) 445-8981

1331 Fulton Mall

Fresno, California 93721

TTY (800) 735-2929

[www.fresnohousing.org](http://www.fresnohousing.org)

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

**5pm September 27, 2016**

**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 Agency Audit and Financial Statements Workshop**  
**5pm Board Meeting**

PAGE #

1. **Call to Order and Roll Call**
2. **Approval of agenda as posted (or amended)**
3. **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 five (5) minutes per speaker.
4. **Consent Agenda**
  - a. Consideration of the Minutes of August 23, 2016 4
  - b. City: Charge-off Uncollectible Accounts to Collection 10  
 Losses for the 3rd Quarter 2016
  - c. County: Charge-off Uncollectible Accounts to Collection 15  
 Losses for the 3rd Quarter 2016

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<b>5. Public Hearing</b>	
2017 Public Housing Agency Annual/Five Year Plans	
<b>6. Informational</b>	
a. 2017 Federal Budget Process Overview and Update	20
b. Housing Management Department Overview	21
<b>7. Action</b>	
a. County: Consideration to Receive and File the 2015 Annual Audited Basic Financial Statements	22
b. City: Consideration to Receive and File the 2015 Annual Audited Basic Financial Statements	26
c. Consideration to Approve the Submission of the 2017 Agency Annual/Five Year Plans	30
d. Consideration of the Conflict of Interest Code	65
<b>8. Commissioners' Report</b>	-
<b>9. Executive Director's Report</b>	76
<b>10. Closed Session</b>	-
CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code § 54954.5(b)) Property: 1911 Merced St./Merced St. and Broadway, Fresno, CA (APN: 466-206-50T and 51T, and 466-211-13T) Agency negotiator: Preston Prince Negotiating parties: Successor Agency to the Redevelopment Agency of the City of Fresno and the County of Fresno Under negotiation: Real Estate transaction	
<b>11. Report on Closed Session</b>	
<b>12. Adjournment</b>	

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

**Tuesday, August 23, 2016**

**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 23, 2016 at the offices of HACCF, located at 1331 Fulton Mall, Fresno, California.

1. The meeting was called to order at 5:05 p.m. by Board Chair, Commissioner Jones of the Board of Commissioners of the Housing Authority of the City of Fresno. Roll call was taken by Monique Narciso, Administrative Assistant, and the Commissioners present and absent were as follows:

COMMISSIONERS PRESENT:      ADRIAN JONES, Chair  
                                         RUEBEN SCOTT, Vice Chair  
                                         CRAIG SCHARTON  
                                         KARL JOHNSON  
                                         STACY VAILLANCOURT  
                                         CAINE CHRISTENSEN

COMMISSIONERS ABSENT:      STEVEN BEDROSIAN

The meeting was called to order at 5:05 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, and the Commissioners present and absent were as follows:

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

COMMISSIONERS ABSENT:      JIM PETTY  
                                         LEE ANN EAGER

Also, in attendance were the following: Preston Prince, CEO/Executive Director; Tracewell Hanrahan, Deputy Executive Director; Jorge Aguilar, Former City Board Commissioner; Ken Price, Baker Manock and Jensen - General Counsel; and Tiffany Mangum, Special Assistant to the CEO/Executive Director.

The Board Chairs welcomed Commissioner Christensen to the Board.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

No public comment.

*Commissioner Scharton motioned for the City Board's approval of the agenda as posted. This action was seconded by Commissioner Scott, 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 Fuentes, and by unanimous vote of the Board of Commissioners for the County, the agenda was approved as posted.*

3. PUBLIC COMMENT

There was no public comment at this time.

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.

There were no conflicts of interest.

5. ACKNOWLEDGEMENT OF DR. JORGE AGUILAR

Commissioner Jones lead the recognition and acknowledgement for Dr. Jorge Aguilar. Commissioner Jones presented Dr. Aguilar with a plaque, thanking him for his service to the Agency. Preston Prince said a few words, followed by brief speech from Dr. Aguilar.

6. CONSENT AGENDA

- a. Consideration of the minutes of July 26, 2016
- b. Consideration of the Information Technology Policy

There was no public comment.

Commissioner Scharton abstained from Item 6(a).

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

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

## 7. INFORMATIONAL

### a. 2017 Public Housing Agency Annual Plans Update

Angie Nguyen, Director of Strategic Initiatives & Housing Programs, presented an update on the 2017 Public Housing Agency Annual Plans. Ms. Nguyen covered all the changes that were made since the previous presentation during the 2016 July Board Meeting.

There was no public comment.

### b. Overview of Current Criminal Background Policies and Procedures

Angie Nguyen presented an overview of the current criminal background policies and procedures. Ms. Nguyen's presentation included the Federal regulation, current policies for housing programs, the process, current data, HUD PIH guidance, and the ongoing evaluation of the Agency's policies and procedures.

The Boards had further questions asking if the current policies and procedures applied to all housing programs and if there were automatic denials.

Angie Nguyen responded that all current policies and procedures applied to all programs and those who are denied go through a further review process.

Preston Prince announced that this topic will be included in the Board Retreat.

At the conclusion of the presentation, the Boards opened the discussion for public comment.

Michael Baun asked if the eligibility requirements a violation of the applicants civil rights.

Angie Nguyen clarified the information on the public notice presented in the Board packet.

Preston Prince asked Mr. Baun for clarification on his question if it was against Civil Rights to have a criminal background check. Mr. Baun responded that he was specifically inquiring about arrest records. Mr. Prince explained that there is certain information that is required to meet programs standards, including arrest records.

Ken Price, General Counsel, further explained that an arrest record is not sufficient enough evidence to deny an applicant. Mr. Price further clarified that there needs to be efficient evidence with the arrest.

There was no further public comment.

c. Sierra Pointe Update

Emily De La Guerra, Director of Finance and Administration, presented an update on the Sierra Pointe Homes. Ms. De La Guerra's presentation included an overview of the history of the Sierra Pointe Homes, the current status of the loans, and the future of the portfolio. Ms. De La Guerra concluded her presentation with some options towards the future with these properties. The options Ms. De La Guerra presented to the Boards were to retain the portfolio, encourage borrowers to refinance, or to sell the portfolio of loans to an investor.

The Boards opened the discussion for public comment.

There was no public comment.

d. Homeless Analysis and Program Overview

Cassie Morgan, Quality Assurance Analyst, began the presentation with the results of the 2016 Point-in-Time (PIT) count.

Mr. Prince clarified that the School District has a different definition of unsheltered children than HUD.

Doreen Eley, Assisted Housing Manager, presented the Boards with the ten year plan update. Ms. Eley's update included the accomplishments and coordination on the Housing First philosophy, increasing outreach, and coordinated entry for MAP Point at the POV. Ms. Eley presented information on ending veteran homelessness, ending chronic homelessness, rapid rehousing, and the Renaissance programs.

The Boards opened the discussion for public comment.

Michael Bahn asked if the assessment is formal and if the survey is voluntary.

Doreen answered that the survey is formal and voluntary.

There was no further public comment.

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

a. Consideration of Submission of the Funding Application – Continuum of Care Program

Doreen Eley recommended the Boards approve to submit the Continuum of Care program funding application to the HUD, the execution of any resulting contracts

with associated amendments, and to hire related personnel to administer the programs.

No public comment.

*Commissioner Scott motioned for the City Board's approval of the Continuum of Care Program funding application. This action was seconded by Commissioner Scharton, and by unanimous vote of the Board of Commissioners for the City, Continuum of Care Program funding application was approved.*

*Commissioner Anthony motioned for the County Board's approval of the Continuum of Care Program funding application. This action was seconded by Commissioner Fuentes, and by unanimous vote of the Board of Commissioners for the County, Continuum of Care Program funding application was approved.*

## 9. COMMISSIONER'S REPORT

Commissioner Caine briefly introduced himself to the Boards and Staff.

Commissioner Sablan and Jones announced that they are scheduling a meeting with Preston regarding the Board Retreat and a Holiday Dinner.

## 10. EXECUTIVE DIRECTOR'S REPORT

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

- August is NAHRO Advocacy Month while Congress is on recess.
- The Agency and staff participated in the Taco Truck Throwdown event on August 18, 2016.
- Commission Jones was recognized at the Onyx 100 Gala on August 19, 2016.
- The application to the U.S. Department of Agriculture has been funded for \$300,000 to allow expansion of a community garden at Parc Grove.
- The Fresno County Library has implemented the Without Walls programs and began giving out library cards to residents at Parc Grove.
- There were 23 children who participated in the Bitwise Summer Programming Academy. Preston shared a video that the Fresno Bee published.

## 11. CLOSED SESSION

The Boards went into closed session at approximately 7:07 p.m.

### PUBLIC EMPLOYMENT

Pursuant to Government Code Section §54597

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Pursuant to Government Code § 54956.9 (b), 1 case

The Boards went into open session at approximately 7:24 p.m. with no action to report.

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 7:55 p.m.

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Preston Prince, Secretary to the Boards of Commissioners

# BOARD MEMO

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**TO:** Boards of Commissioners  
Fresno Housing Authority

**DATE:** September 22, 2016

**BOARD MEETING:** September 27,  
2016

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

**AGENDA ITEM:** 4b

**AUTHOR:** Hilda Reeves

**SUBJECT:** Authorization of Charge-off Uncollectible Accounts to Collection  
Losses for the 3rd Quarter of 2016 for the City Housing Programs

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## 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 2016 is found below.

## Third Quarter Financial Impact:

Third Quarter Collection Losses for the City total \$8,571.13. Of this amount, \$7,827.94 will be charged to the Public Housing Program, \$0.00 will be charged to Mariposa Farm Labor Housing and \$743.19 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 2016.

RESOLUTION NO. \_\_\_\_\_

BEFORE THE BOARDS OF COMMISSIONERS OF THE  
HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO

RESOLUTION AUTHORIZING CHARGE-OFF OF  
UNCOLLECTIBLE ACCOUNTS TO COLLECTION LOSSES  
FOR THE THIRD QUARTER 2016 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 \$8,571.13.

PASSED AND ADOPTED THIS 27<sup>th</sup> DAY OF SEPTEMBER, 2016. 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:

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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	275,622.00	31,200.00	50,045.00
Other Charges-Qrtly	0.00	0.00	0.00
<b>Total Charges</b>	<b>275,622.00</b>	<b>31,200.00</b>	<b>50,045.00</b>

**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	2,056.53	26.27%	\$633.69	85.27%	0.00	0.00%
Legal Action	1,886.25	24.10%	0.00	0.00%	0.00	0.00%
Miscellaneous Charges	3,885.16	49.63%	109.50	14.73%	0.00	0.00%
<b>Total Uncollectible</b>	<b>7,827.94</b>	<b>100.00%</b>	<b>743.19</b>	<b>100.00%</b>	<b>0.00</b>	<b>0.00%</b>

**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>
<b>LOW INC. PUB. HSG.</b>					
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%	4.39
Calendar Year 2013	36,759.84	34,954.34	1,805.50	9.53%	4.17
Calendar Year 2014	25,504.38	25,504.38	0.00	2.09%	2.89
Calendar Year 2015	44,049.23	44,049.23	0.00	3.14%	4.99
First Quarter 2016	15,312.23	14,932.23	380.00	5.56%	1.74
Second Quarter 2016	3,494.03	3,113.03	381.00	1.27%	0.40
Third Quarter 2016	7,827.94	7,827.94	0.00	2.84%	6.03
<b>GARLAND GARDENS</b>					
Calendar Year 2011	4,791.97	4,067.77	724.20	15.36%	31.95
Calendar Year 2012	5,955.68	5,955.68	0.00	19.09%	39.70
Calendar Year 2013	2,634.35	2,634.35	0.00	8.44%	17.56
Calendar Year 2014	23.74	23.74	0.00	0.08%	0.16
Calendar Year 2015	5,048.23	5,024.23	24.00	16.18%	33.65
First Quarter 2016	589.86	589.86	0.00	1.89%	3.93
Second Quarter 2016	0.00	0.00	0.00	0.00%	0.00
Third Quarter 2016	743.19	743.19	0.00	2.38%	4.95
<b>MARIPOSA - FLH</b>					
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
Calendar Year 2015	2,147.94	2,147.94	0.00	4.29%	14.32
First Quarter 2016	0.00	0.00	0.00	0.00%	0.00
Second Quarter 2016	0.00	0.00	0.00	0.00%	0.00
Third Quarter 2016	0.00	0.00	0.00	0.00%	0.00

**CHARGE-OFF UNCOLLECTIBLE  
ACCOUNTS RECEIVABLE  
THIRD QUARTER 2016**

**CITY HOUSING PROGRAMS:**

AMP 1	\$ 3,999.67
AMP 2	<u>\$ 3,828.27</u>
<b>TOTAL LOW INCOME PUBLIC HOUSING</b>	<u>\$ 7,827.94</u>
<b>GARLAND GARDENS</b>	\$ 743.19
<b>MARIPOSA FARM LABOR</b>	<u>\$ -</u>
<b>TOTAL CITY WRITE-OFFS</b>	<u><u>\$ 8,571.13</u></u>

**RECOVERY OF UNCOLLECTIBLE  
ACCOUNTS RECEIVABLE  
THIRD QUARTER 2016**

CITY HOUSING PROGRAMS:

AMP 1	\$0.00
AMP 4	\$0.00
TOTAL LOW INCOME PUBLIC HOUSING	<u>\$0.00</u>
GARLAND GARDENS	\$ -
MARIPOSA FARM LABOR	\$ -
TOTAL CITY WRITE-OFFS RECOVERED	<u>\$0.00</u>

# BOARD MEMO

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**TO:** Boards of Commissioners

Fresno Housing Authority

**FROM:** Preston Prince



CEO/Executive Director

**DATE:** September 12, 2016

**BOARD MEETING:** September 27,  
2016

**AGENDA ITEM:** 4c

**AUTHOR:** Hilda Reeves

**SUBJECT:** Authorization of Charge-off Uncollectible Accounts to Collection Losses for the 3rd Quarter of 2016 for the County Housing Programs

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## 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 2016 is found below.

### Third Quarter Financial Impact:

Third Quarter Collection Losses for the County total \$11,646.65. Of this amount, \$8,121.00 will be charged to the Public Housing Program, \$3,525.65 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 the Migrant Program.

### Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the County of Fresno adopt the attached resolution authorizing charge-off of uncollectible accounts to collection losses for County Housing Programs, relative to the Third Quarter of 2016.

RESOLUTION NO. \_\_\_\_\_

BEFORE THE BOARDS OF COMMISSIONERS OF THE  
HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO  
RESOLUTION AUTHORIZING CHARGE-OFF OF  
UNCOLLECTIBLE ACCOUNTS TO COLLETION LOSSES  
FOR THE THIRD QUARTER 2016 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 \$11,646.65.

PASSED AND ADOPTED THIS 27<sup>th</sup> DAY OF SEPTEMBER, 2016. 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:

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Preston Prince, Secretary of the Boards of Commissioners

PART I - ANALYSIS OF CHARGES TO ALL TENANT ACCOUNTS:

TYPE OF CHARGES	LOW INC. PUB.HSG.	CITRUS	PARLIER	FIREBAUGH
	AMPS 1 - 6 AMOUNT	GARDENS AMOUNT	FARM LABOR AMOUNT	FAMILY APTS. AMOUNT
Dwelling Rent-Qtly	560,934.00	21,666.00	53,357.00	46,890.00
Other Charges-Qtly	0.00	0.00	0.00	0.00
NET RENT	560,934.00	21,666.00	53,357.00	46,890.00

PART II - COMPOSITION OF UNCOLLECTIBLE WRITE-OFFS:

TYPE OF CHARGES	LOW INCOME PUBLIC HSG.		PARLIER FARM LABOR		CITRUS FARM LABOR		FIREBAUGH FAMILY APTS.		PARKSIDE	
	AMOUNT	PERCENT	AMOUNT	PERCENT	AMOUNT	PERCENT	AMOUNT	PERCENT	AMOUNT	PERCENT
Dwelling Rent	2,783.40	34.27%	2,011.40	57.05%	0.00	0.00%	0.00	0.00%	0.00	0.00%
Legal Action	1,554.06	19.14%	1,489.25	42.24%	0.00	0.00%	0.00	0.00%	0.00	0.00%
Miscellaneous Charges	3,783.54	46.59%	25.00	0.71%	0.00	0.00%	0.00	0.00%	0.00	0.00%
<i>Total Uncollectible</i>	8,121.00	100.00%	3,525.65	100.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%

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

	Total <u>Uncollectible</u>	Amount <u>of Loss</u>	Recovered <u>Losses</u>	Percent of <u>Dwelling Rent</u>	Per Unit <u>Per Month</u>
<b>LOW INC. PUB. HSG.</b>					
Calender Year 2014	27,814.43	27,814.43	0.00	1.08%	9.53
Calender Year 2015	27,065.04	25,104.49	1,960.55	2.16%	9.27
First Quarter 2016	2,454.44	2,454.44	0.00	0.44%	0.84
Second Quarter 2016	11,576.49	11,576.49	0.00	2.06%	3.97
Third Quarter 2016	8,121.00	8,121.00	0.00	1.45%	2.78
<b>CITRUS GARDENS</b>					
Calender Year 2014	0.00	0.00	0.00	0.00%	0.00
Calender Year 2015	526.49	526.49	0.00	2.43%	5.85
First Quarter 2016	0.00	0.00	0.00	0.00%	0.00
Second Quarter 2016	0.00	0.00	0.00	0.00%	0.00
Third Quarter 2016	0.00	0.00	0.00	0.00%	0.00
<b>MENDOTA FARM LABOR</b>					
Calender Year 2014	0.00	0.00	0.00	0.00%	0.00
Calender Year 2015	0.00	0.00	0.00	0.00%	0.00
First Quarter 2016	0.00	0.00	0.00	0.00%	0.00
Second Quarter 2016	0.00	0.00	0.00	0.00%	0.00
Third Quarter 2016	0.00	0.00	0.00	0.00%	0.00
<b>PARLIER FARM LABOR</b>					
Calender Year 2014	1,614.34	1,614.34	0.00	3.03%	13.45
Calender Year 2015	1,661.09	1,661.79	0.00	3.11%	13.84
First Quarter 2016	0.00	0.00	0.00	0.00%	0.00
Second Quarter 2016	0.00	0.00	0.00	0.00%	0.00
Third Quarter 2016	3,525.65	3,525.65	0.00	6.61%	29.38
<b>FIREBAUGH FAMILY APARTMENTS</b>					
Calender Year 2014	95.87	95.87	0.00	0.05%	0.23
Calender Year 2015	0.00	0.00	0.00	0.00%	0.00
First Quarter 2016	0.00	0.00	0.00	0.00%	0.00
Second Quarter 2016	0.00	0.00	0.00	0.00%	0.00
Third Quarter 2016	0.00	0.00	0.00	0.00%	0.00
<b>PARKSIDE</b>					
Calender Year 2014	566.73	566.73	0.00	0.32%	3.78
Calender Year 2015	0.00	0.00	0.00	0.00%	0.00
First Quarter 2016	0.00	0.00	0.00	0.00%	0.00
Second Quarter 2016	0.00	0.00	0.00	0.00%	0.00
Third Quarter 2016	0.00	0.00	0.00	0.00%	0.00
<b>MALDONADO MIGRANT</b>					
Calender Year 2014	0.00	0.00	0.00	0.00%	0.00
Calender Year 2015	0.00	0.00	0.00	0.00%	0.00
First Quarter 2016	113.75	113.75	0.00	0.00%	0.59
Second Quarter 2016	0.00	0.00	0.00	0.00%	0.00
Third Quarter 2016	0.00	0.00	0.00	0.00%	0.00
<b>PARLIER MIGRANT</b>					
Calender Year 2014	1,016.00	1,016.00	0.00	0.26%	2.57
Calender Year 2015	0.00	0.00	0.00	0.00%	0.00
First Quarter 2016	632.00	632.00	0.00	0.46%	1.60
Second Quarter 2016	0.00	0.00	0.00	0.00%	0.00
Third Quarter 2016	0.00	0.00	0.00	0.00%	0.00

**CHARGE-OFF UNCOLLECTIBLE  
ACCOUNTS RECEIVABLE  
THIRD QUARTER 2016**

**COUNTY HOUSING PROGRAMS:**

AMP 1	\$ -
AMP 2	\$ 683.28
AMP 3	\$ 260.26
AMP 4	\$ 4,281.36
AMP 5	\$ 2,896.10
AMP 6	<u>\$ -</u>
<b>TOTAL LOW INCOME PUBLIC HOUSING</b>	<u><u>\$ 8,121.00</u></u>
<b>FIREBAUGH FAMILY APARTMENTS</b>	\$ -
<b>PARKSIDE CHFA</b>	\$ -
<b>PARLIER FARM LABOR</b>	\$ 3,525.65
<b>MENDOTA FARM LABOR</b>	\$ -
<b>MALDONADO MIGRANT</b>	\$ -
<b>PARLIER MIGRANT</b>	\$ -
<b>CITRUS GARDENS</b>	<u>\$ -</u>
<b>TOTAL COUNTY WRITE-OFFS</b>	<u><u>\$11,646.65</u></u>

**RECOVERY OF UNCOLLECTIBLE  
ACCOUNTS RECEIVABLE  
THIRD QUARTER 2016**

COUNTY HOUSING PROGRAMS:

AMP 1	\$	-
AMP 2	\$	-
AMP 3	\$	-
AMP 4	\$	-
AMP 5	\$	-
AMP 6	\$	-
TOTAL LOW INCOME PUBLIC HOUSING	\$	-
MENDOTA FARM LABOR	\$	-
PARLIER FARM LABOR	\$	-
FIREBAUGH FAMILY APTS	\$	-
PARKSIDE	\$	-
PARLIER MIGRANT	\$	-
TOTAL COUNTY WRITE-OFFS RECOVERED	\$	-

## BOARD MEMO

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**TO:** Boards of Commissioners

Fresno Housing Authority

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

**SUBJECT:** 2017 Budget Update

**DATE:** 09/20/2016

**BOARD MEETING:** 09/27/2016

**AGENDA ITEM:** 6a

**AUTHOR:** Emily De La Guerra

---

### Executive Summary

The 2017 Federal Budget must be approved on or before October 1st, 2016, when the new federal fiscal year (FFY) begins. Industry analysts expect that a Continuing Resolution (CR) will be enacted in late-September that will fund the federal government until early-December, thus avoiding a government shutdown and moving the budget deadline until after the Presidential Election. The CR will fund federal programs at levels equal to 2016 funding and will stay in place until Congress can agree upon a 2017 budget. Staff will be presenting additional information at the Boards of Commissioners meeting.

### Recommendation

No action is necessary. This item is informational only.

## BOARD MEMO

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**TO:** Boards of Commissioners

Fresno Housing Authority

**FROM:** Preston Prince

CEO/Executive Director

**DATE:** September 22, 2016

**BOARD MEETING:** Sept. 27, 2016

**AGENDA ITEM:** 6b

**AUTHOR:** Tracewell Hanrahan

**SUBJECT:** Housing Management Department Overview

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### Executive Summary

Over the past several months, the Housing Management leadership and staff have had extensive conversations and conducted a thorough analysis of the processes, structure, and the needs within this housing program. Staff have been highly engaged and very responsive in working with management to develop new ideas and processes to increase efficiencies within its operations and service to residents and community.

Staff will present an overview of the new structure and implementation.

### Recommendation

No action is necessary. This item is informational only.

## BOARD MEMO

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**TO:** Boards of Commissioners  
Fresno Housing Authority

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

**DATE:** 09/20/2016

**BOARD MEETING:** 09/27/2016

**AGENDA ITEM:** 7a

**AUTHOR:** Emily De La Guerra

**SUBJECT:** Consideration to Receive and File the 2015 Annual Audited Basic Financial Statements for the Housing Authority of Fresno County

---

### Executive Summary

Attached are the annual audited Basic Financial Statements for the Housing Authority of Fresno County for the year ending December 31, 2015.

The auditors have issued an “unmodified opinion” that the financial statements are fairly presented in conformity with U.S. Generally Accepted Accounting Principles (GAAP). An “unmodified opinion” is issued when the auditor does not have reservations as to the fairness of the presentation of the financial statements in conformity with GAAP. As required for a Single Audit engagement, the financial statements also include the auditor’s reports on the Schedule of Expenditures of Federal Awards, the Agency’s compliance with relevant laws and regulations, and its internal controls.

Noteworthy changes from 2014 to 2015 by category are as follows:

### Statement of Net Position

- Current assets increased by approximately \$106 thousand due to increases in interest receivable from loans made to RAD developments.
- Restricted assets increased by \$1.1 million resulting from additional accumulation of HAP and project-specific reserves.
- Capital assets decreased by \$1.2 million due to the sale of public housing assets to RAD developments.
- Deferred outflows increased by \$330 thousand due to the new GASB 68 reporting requirements for pension liabilities.
- Current liabilities increased by \$1.6 million and non-current liabilities increased by \$5.3 million. Notes receivable from related parties, a current liability, increased in 2015 by \$871 thousand due to loans made to RAD developments. A \$3.9 million non-current liability was recorded in 2015 due to the new GASB 68 requirements, which represents the difference between the Agency’s totally pension liability and the current plan assets calculated at fair value.

Overall the Agency's Net Position decreased by 10% or by \$4.2 million.

#### **Statement of Revenues, Expenses and Changes in Net Position**

- Total operating revenues increased by \$1.7 million (4%) from 2014 due to increases HUD grants, mostly to the Housing Choice Voucher and Public Housing programs, and other governmental grants.
- Total operating expenses increased by \$2.9 million (6%) primarily due to increases in administrative expenses and housing assistance payments.

During the course of the audit, Davis Farr identified no significant weaknesses, material deficiencies, or findings.

Marc Davis and Dean Votava, with Davis Farr, will be in attendance to present a summary of the audit and answer any questions the Boards may have.

#### **Recommendation**

It is recommended that the Board of Commissioners of the Housing Authority of Fresno County receive and file the audited Basic Financial Statements for the year ending December 31, 2015.

#### **Fiscal Impact**

There is no fiscal impact.

#### **Background Information**

The audit was conducted by Davis Farr in accordance with generally accepted auditing standards; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act of 1984; and the provisions of the Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and included tests of the accounting records of the Fresno Housing Authority and other procedures the firm considered necessary.

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

**RESOLUTION NO. \_\_\_\_**

**RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF FRESNO  
COUNTY TO RECEIVE AND FILE THE AUDITED FINANCIAL  
STATEMENTS FOR YEAR ENDED DECEMBER 31, 2015**

WHEREAS, The Housing Authority of Fresno County retained Davis Farr to conduct the annual audit of the financial statements for the period ending December 31, 2015 and

WHEREAS, Davis Farr has completed the audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners does hereby receive and file the audited financial statements for the year ended December 31, 2015.

PASSED AND ADOPTED THIS 27<sup>th</sup> day of SEPTEMBER 2016. 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

For the Audited Financial Statements ending December 30, 2015 for the Housing Authority of Fresno County, please visit the website at [www.fresnohousing.org](http://www.fresnohousing.org).

## BOARD MEMO

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**TO:** Boards of Commissioners

Fresno Housing Authority

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

**DATE:** 09/22/2016

**BOARD MEETING:** 09/27/2016

**AGENDA ITEM:** 7b

**AUTHOR:** Emily De La Guerra

**SUBJECT:** Consideration to Receive and File the 2015 Annual Audited Basic Financial Statements for the Housing Authority of the City of Fresno

---

### Executive Summary

Attached are the annual audited Basic Financial Statements of the Housing Authority of the City of Fresno for the year ending December 31, 2015.

The auditors have issued an “unmodified opinion” that the financial statements are fairly presented in conformity with U.S. Generally Accepted Accounting Principles (GAAP). An “unmodified opinion” is issued when the auditor does not have reservations as to the fairness of the presentation of the financial statements in conformity with GAAP. As required for a Single Audit engagement, the financial statements also include the auditor’s reports on the Schedule of Expenditures of Federal Awards, the Agency’s compliance with relevant laws and regulations, and its internal controls.

Noteworthy changes from 2014 to 2015 by category are as follows:

### Statement of Net Position

- Current assets increased by approximately \$1.8 million due to increases in the combination of receivables from tenants and related parties and assets held for sale.
- Restricted assets increased by \$554 thousand resulting from additional accumulation of HAP and project-specific reserves.
- Capital assets decreased by \$574 thousand mostly due to changes in accumulated depreciation.
- Deferred outflows increased by \$327 thousand due to the new GASB 68 reporting requirements for pension liabilities.
- Current liabilities increased by \$337 thousand and non-current liabilities increased by \$3.3 million mainly due to the new GASB 68 requirements. A net pension liability of \$3.8 million was recorded as a non-current liability in 2015, which represents the difference between the Agency’s totally pension liability and the current plan assets calculated at fair value.

Overall the Agency's Net Position decreased by 2% or by \$2.2 million.

#### **Statement of Revenues, Expenses and Changes in Net Position**

- Total operating revenues increased by \$387 thousand (1%) from 2014 due to slight increases in both rental revenue and HUD grants.
- Total operating expenses increased by \$824 thousand (1%) primarily due to increases in tenant services provided through specific grants and depreciation expenses.

During the course of the audit, Davis Farr identified no significant weaknesses, material deficiencies, or findings.

Marc Davis and Dean Votava, with Davis Farr, will be in attendance to present a summary of the audit and answer any questions the Boards may have.

#### **Recommendation**

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno receive and file the audited Basic Financial Statements for the year ending December 31, 2015.

#### **Fiscal Impact**

There is no fiscal impact.

#### **Background Information**

The audit was conducted by Davis Farr in accordance with generally accepted auditing standards; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act of 1984; and the provisions of the Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and included tests of the accounting records of the Fresno Housing Authority and other procedures the firm considered necessary.

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

**RESOLUTION NO. \_\_\_\_**

**RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY  
OF FRESNO TO RECEIVE AND FILE THE AUDITED FINANCIAL  
STATEMENTS FOR YEAR ENDED DECEMBER 31, 2015**

WHEREAS, The Housing Authority of the City of Fresno retained Davis Farr to conduct the annual audit of the financial statements for the period ending December 31, 2015 and

WHEREAS, Davis Farr has completed the audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners does hereby receive and file the audited financial statements for the year ended December 31, 2015.

PASSED AND ADOPTED THIS 27<sup>th</sup> day of SEPTEMBER 2016. 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

For the Audited Financial Statements ending December 30, 2015 for the Housing Authority of City of Fresno, please visit the website at [www.fresnohousing.org](http://www.fresnohousing.org).

## BOARD MEMO

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**TO:** Boards of Commissioners  
Fresno Housing Authority  
**DATE:** 9/15/2016  
**BOARD MEETING:** 9/27/2016  
**FROM:** Preston Prince   
CEO/Executive Director  
**AGENDA ITEM:** 7c  
**AUTHOR:** Angie Nguyen  
**SUBJECT:** 2016 Public Housing Agency (PHA) Annual Plans

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### Executive Summary

PHA's are governed by three prevailing policy and administrative documents, the PHA Annual Plan, which is submitted every year outlining progress on activities for the PHA; the Administrative Plan, which encompasses and clarifies the policies applicable to the administration of the Housing Choice Voucher Program; and the Admissions & Continued Occupancy Policy (ACOP), which encompasses the policies and some procedures applicable to the Low Income Public Housing Program (LIPH).

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 (HUD) notices, FH staff has prepared updates to the 2017 PHA Annual Plans for the City and County.

The 45-day public comment period for the PHA Plan will close on September 27, 2016. The Resident Advisory Board (RAB) for HCV met on June 24, 2016 and the RAB for LIPH met on July 13, 2016 and August 1, 2016. RAB members engaged in meaningful discussions in relation to the proposed changes, however, there were no concerns, objections or recommendations resulting from the discussions. As of the September 22<sup>nd</sup>, two comments were received via the public comment process. The first was a verbal public comment addressed at the Agency's August Board meeting by an audience member. The second public comment was received in writing from a Fresno County Department of Public Works & Planning representative regarding the PHA Annual Plan for the County.

Public comments were reviewed, considered, and incorporated when and where applicable. Pertinent clarifications, corrections, and updates were posted to the website as they were received and completed for ongoing public review.

### 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

amendments to the 2017 PHA Annual Plans and authorize the CEO/Executive Director to submit Plans and all required attachments to HUD no later than October 19, 2016.

**Attachments**

- Attachment A: 2016 HACF PHA Annual Plan, amended
- Attachment B: 2016 HAFC PHA Annual Plan, amended
- Attachment C: Summary of Administrative Plan & ACOP Changes
- Attachment D: Public Comments

RESOLUTION NO. \_\_\_\_\_

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

RESOLUTION AUTHORIZING SUBMISSION OF THE 2017 PUBLIC HOUSING AGENCY  
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 Agency (PHA) Annual Plan; 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 PHA 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 Housing Authority of the City of Fresno, hereby adopt the 2017 Public Housing Agency Annual Plan and authorize the CEO/Executive Director, and/or designee, to submit the Plans to HUD by the deadline of October 9, 2016.

PASSED AND ADOPTED THIS 27<sup>th</sup> DAY OF SEPTEMBER, 2016. 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 BOARDS OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF FRESNO COUNTY

RESOLUTION AUTHORIZING SUBMISSION OF THE 2017 PUBLIC HOUSING AGENCY  
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 Agency (PHA) Annual Plan; 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 PHA 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 Housing Authority of Fresno County, hereby adopt the 2017 Public Housing Agency Annual Plan and authorize the CEO/Executive Director, and/or designee, to submit the Plans to HUD by the deadline of October 9, 2016.

PASSED AND ADOPTED THIS 27<sup>th</sup> DAY OF SEPTEMBER, 2016. 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

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

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

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

**Definitions.**

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

A.	PHA Information.																																
A. 1	<p><b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF FRESNO <span style="float: right;"><b>PHA Code:</b> CA006<b>PHA Type:</b></span></p> <p><input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <b>01/2017</b></p> <p><b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p><b>Number of Public Housing (PH) Units</b> <u>555</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>7,128</u> <b>Total Combined Units/Vouchers</b> <u>7,683</u></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 25%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 15%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 5%;">PH</th> <th style="width: 5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																									
		PH	HCV																														
Lead PHA:																																	

**B. Annual Plan Elements**

**B. 1 Revision of PHA Plan Elements.**

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

Y N

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

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

LIPH modifications to the ACOP include the following:

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions**

Updated policies regarding earned income disallowance, streamlined annual reexamination for fixed sources of income, utility reimbursements, public housing rents for mixed families, public housing grievance procedures, and verification of social security numbers, as published in PIH Notice 2016-05. Criminal Background checks as published in PIH Notice 2015-19 and updated waitlist with regulatory language and data system.

**Financial Resources**

#	Program	CA006 Financial Resources
1	PH Op Subsidy	1,940,538
2	Other Housing Programs Assistance	3,080,535
3	HAP Earned	43,524,344
4	Admin Fee Earned	4,204,558
5	ROSS	83,266
6	HMIS	95,851
7	FSS	-
8	PH Dwelling Rents	961,428
9	Other Housing Programs Dwelling Rent	292,497
10	Housing Counseling	-
11	SPC	101,529
12	Cap Fund	755,205
13	Resident Services	725,277
14	Homeless Programs	345,864

**Homeownership Programs**

The HOP program, organized much like a lease option-to-buy, has the objective of allowing a family ownership of a HACF 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 6 vacant (combined total for Fresno and Sanger).

**Community Service and Self-Sufficiency Programs (Public Housing)**

Resident Opportunities and Self-Sufficiency

The Resident Opportunities and Self-Sufficiency (ROSS) program provides holistic services which include one-on-one resident interaction/referral and group education workshops to adult and youth residents in public housing developments. The primary focus of the ROSS program is to empower families by providing opportunities to develop skills for housing stability, academic advancement, employment stability, and wage progression. ROSS provides direct services and coordinates the provision of self-development workshops with community service providers to offer; public and private resources, GED classes, post-secondary education opportunities, vocational training, ESL classes, computer classes, financial education, credit building, pre-purchase homeownership education, neighborhood and community development activities, etc. ROSS also develops partnerships for creating job training including Section 3 job training and employment opportunities.

Resident Services Program

The Resident Services Program (RSP) assist youth and adult residents of affordable housing, and mixed use/tax credit developments to access resources for self-development and self-sufficiency. Sixteen (16) contractual agreements with Limited Partnerships allow resident services to be offered onsite the development. Similar to the ROSS program RSP works in partnership with community organizations to offer multiple services focusing on Education,

Wage Progression, and Health/Wellness. Other activities include the support of key community initiatives such as school readiness and grade-level reading.

Update the policies as published in PIH Notice 2015-12 and 2016-06.

#### Asset Management

HACF will continue to be prudent in its operational budgeting. Management, in conjunction with the Finance and Human Resources departments, is currently exploring long-term staffing duties and needs at all public housing sites. We anticipate that the results of this analysis will increase efficiencies at the sites and, ultimately, reduce long-term operating expenditures.

In 2015, HACF completed the conversion and rehabilitation of 233 public housing units under the RAD program. In that same year, HUD issued a portfolio conversion award to HACF. HACF anticipates a conversion of the 426 remaining 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, Low-Income Housing Tax Credit program, or Section 18 disposition program. These conversions may include demolition, rehabilitation, and new construction of the residential units to preserve their long-term affordability. In the interim, staff will continue to carry out the Five-Year Action Plan for the Capital Fund Program. Please see forms 50075.1 and 50075.2 for the details of the Action Plan.

#### (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.

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

#### B. 2 New Activities.

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

Y N

- |                                     |                                     |                                                                                                                        |
|-------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Hope VI or Choice Neighborhoods.                                                                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Mixed Finance Modernization or Development.                                                                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Demolition and/or Disposition.                                                                                         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Designated Housing for Elderly and/or Disabled Families.                                                               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Conversion of Public Housing to Tenant-Based Assistance.                                                               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Conversion of Public Housing to Project-Based Assistance under RAD.                                                    |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Occupancy by Over-Income Families.                                                                                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Occupancy by Police Officers.                                                                                          |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Non-Smoking Policies.                                                                                                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project-Based Vouchers.                                                                                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Units with Approved Vacancies for Modernization.                                                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). |

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

#### Mixed Finance Modernization or Development

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

**Lowell Neighborhood Project**

Currently under construction, 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). 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 rehabilitation portion of the project includes asbestos abatement, a 1,000 square feet 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:

03/01/2016 Construction Start  
03/21/2017 Construction Completion

**Parc Grove Northeast Veterans Housing**

The proposed site is located in Central Fresno and is currently vacant land. The proposed project would consist of up to 39 affordable, very-low to low-income housing apartment rentals for veterans, and 1 manager’s unit. The development would front Clinton Street across from the Veterans Administration.

Schedule:

06/29/2016 Tax Credit Application  
03/01/2017 Construction Start  
03/31/2018 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. The project is a potential Rental Assistance Demonstration transfer of assistance site.

Schedule:

06/29/2016 Tax Credit Application  
03/01/2017 Construction Start  
03/31/2018 Construction Completion

**Highway City Center Point Development**

The subject site consists of two parcels, APN’s 510-030-25 (a portion of) and 510-030-23, 6 potential currently zoned for RS-5 single-family residential (max 12 D.U. acre). The total development area will be between 3 acres and 5 acres. The subject site is located on the eastern side of N. Polk Avenue, and north of W. Gettysburg Avenue within the City of Fresno, California. The subject site is currently vacant land. The project is proposed to consist of between 43 and 57 low-income residential units. . The project is conceived as a multi-phase development with the potential construction of an approximately 9,000 square foot community building, landscaped grounds, paved parking areas and paved walkways on the western parcel abutting Polk Avenue. The multi-family residential portion of the Highway City concept is a potential location for a transfer of assistance under the Rental Assistance Demonstration program

Schedule:

07/01/2017 Tax Credit Application  
03/01/2018 Construction Start  
03/31/2019 Construction Completion

**Renaissance Development**

The proposed development is permanent supportive housing located in the City of Fresno. HACF’s vision for the project consists of up to 40 to 60 affordable, very-low to low-income housing apartment rentals, and 1 manager’s unit.

Schedule:

07/01/2017 Tax Credit Application  
03/01/2018 Construction Start  
03/31/2019 Construction Completion

**Transit Oriented Development Central Fresno**

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

Schedule:

03/01/2017 Tax Credit Application  
12/01/2017 Construction Start  
12/31/2018 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:

07/01/2017 Tax Credit Application  
03/01/2018 Construction Start  
03/31/2019 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. HACF's vision for the project may consist of new construction of up to 55 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit. The project may also include mixed use.

Schedule:

07/01/2017 Tax Credit Application  
03/01/2018 Construction Start  
03/31/2019 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. HACF'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:

07/01/2017 Tax Credit Application  
03/01/2018 Construction Start  
03/31/2019 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 59 affordable, very-low to low-income housing apartment rentals for seniors, and 1 manager's unit. The project master plan may include a youth educational facility up to 10,000 square feet as a separate phase.

Schedule:

03/01/2017 Tax Credit Application  
12/01/2017 Construction Start  
12/31/2018 Construction Completion

**Southeast Fresno Mixed-Use Development**

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

Schedule:

07/01/2017 Tax Credit Application  
03/01/2018 Construction Start  
03/31/2019 Construction Completion

**North Fresno Family Development**

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

Schedule:

07/01/2017 Tax Credit Application  
03/01/2018 Construction Start  
03/31/2019 Construction Completion

**West Fresno Development**

HACF'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:

07/01/2017 Tax Credit Application  
03/01/2018 Construction Start  
03/31/2019 Construction Completion

**Garland Gardens**

The proposed site is located in the City of Fresno. HACF'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:

07/01/2017 Tax Credit Application  
03/01/2018 Construction Start  
03/31/2019 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.

**City AMP 1 (182 Units)**

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

**City AMP 2 (244 Units)**

Sierra Plaza (partial, 26 Units)  
Fairview Heights Terrace (74 Units)  
Sierra Terrace (72 Units)  
Desoto Gardens (28 Units)

Schedule: (Funding applications will be phased through 2017 - 2020)

2017 RAD CTCAC submissions will follow one of two timelines:

03/01/2017 - Tax Credit Application  
06/15/2017 - Tax Credit Allocation  
12/01/2017 - Construction Start  
12/31/2018 - Construction Completion

07/01/2017 - Tax Credit Application  
09/15/2017 - Tax Credit Allocation  
03/01/2018 - Construction Start  
03/31/2019 - Construction Completion

**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.

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

**RAD PHASE II**

**2017 Potential Financing Applications:**

**City AMP 1 (182 Units)**

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

**City AMP 2 (244 Units)**

Sierra Plaza (partial, 26 Units)  
Fairview Heights Terrace (74 Units)  
Sierra Terrace (72 Units)  
Desoto Gardens (28 Units)

Schedule:

03/01/2017 & 07/01/2017 Tax Credit Applications  
12/01/2017 & 03/01/2018 Construction Starts  
12/31/2018– 03/31/2019 Construction Completions

## **Repositioning and Conversion of Public Housing**

### Fresno RAD (Phase II) – Proposed

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 2016-2018 are broken down as follows:

### **RAD PHASE II**

#### **2017 Potential Financing Applications:**

##### **City AMP 1 (182 Units)**

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

##### **City AMP 2 (244 Units)**

Sierra Plaza (partial, 26 Units)  
Fairview Heights Terrace (74 Units)  
Sierra Terrace (72 Units)  
Desoto Gardens (28 Units)

#### Schedule:

03/01/2017 & 07/01/2017 Tax Credit Applications  
12/01/2017 & 03/01/2018 Construction Starts  
12/31/2018 – 03/31/2019 Construction Completions

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.

At RAD conversion, current households (including those temporarily relocated to facilitate construction or rehabilitation) will not be subject to rescreening, income eligibility, or income targeting provisions, but will be subject to any ongoing eligibility requirements for actions that occur after conversion.

- All current households in good standing at RAD sites will, upon conversion, have a right to return after any temporary relocation necessary to facilitate rehabilitation or construction.
- Tenant rent increases purely as a result of conversion and that exceed the greater of 10% or \$25 greater will be phased in over a 3 year period, which may extend to 5 years in accordance with HUD requirements.
- Tenants who currently participate in the ROSS-SC and FSS programs may continue to participate.
- Any tenants who currently receive the earned income disregard (EID) will continue to be eligible for it until the earlier to occur of: the tenant receiving the EID exclusion undergoes a break in employment or ceases to use the EID exclusion, or the EID exclusion expires. No other tenants at the RAD site may receive the EID. Tenants whose EID ceases or expires after conversion shall not be subject to the rent-phase in; rather, the rent will automatically adjust to the appropriate rent level based upon tenant income at that time.
- The Housing Authority and Owner will continue to recognize and fund legitimate residents organizations.
- Tenants will be afforded the procedural rights consistent with section 6 of the U.S. Housing Act of 1937, as amended, and as interpreted by HUD in the RAD Notice PIH-2012-32, REV-2, including termination notification and a grievance process. Those procedural rights will be incorporated into the House Rules for the RAD conversion sites.
- Tenants of RAD conversion sites may move with tenant-based rental assistance on or after the later to occur of: (a) 24 months from date of execution of the RAD HAP or (b) 24 months after the move-in date. Notwithstanding this choice-mobility right, the Housing Authority will not provide, in any year, more than one-third of its turnover vouchers to the residents of its RAD projects and no more than 15% of the households in a RAD project may move under the choice-mobility option in a given year.
- Any residents in place at the time of conversion to PBRA, as well as newly admitted residents, the owner may not process a termination of assistance if the Total Tenant Payment (TTP) (i.e., 30% of adjusted gross income paid toward rents and utilities) exceeds the contract rent plus any utility allowance. Instead, the owner must charge a tenant rent that is the lesser of 30% of the household adjusted income, less the utility allowance in the contract with the tenant retaining all rights under the Model PBRA Lease.

Additionally, the Fresno Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements, that the RAD conversions described in this plan comply with applicable site selection and neighborhood review standards. The Housing Authority is not presently under any voluntary compliance agreements, orders, rulings, or similar decisions that would be negatively impacted by RAD conversion activities described herein.

The RAD conversion will comply with all applicable site selection and neighborhood reviews standards and Fresno Housing Authority has followed all appropriate procedures.

The Fresno Housing Authority will submit all required information and certifications necessary to submit a Significant Amendment to the PHA Plan, including Resident Advisory Board comments and responses, challenged elements, and all required certifications.

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 annual Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, the annual estimate for which is included in the attachment. Please be aware that the Fresno Housing Authority may also borrow funds to address their capital needs.

Policy changes for converted projects that will result in a transfer of assistance related to eligibility may include the following:

- HOME requirements limiting the housing to very low- income and low-income families;
- HOME requirements reasonably related to the applicants' ability to perform the obligations of the lease (i.e., to pay the rent, not to damage the housing; not to interfere with the rights and quiet enjoyment of other tenants);
- Low Income Housing Tax Credit (LIHTC) requirements based on maximum annual income at 60% of area median income and eligibility requirements of the LIHTC program

Policy changes for converted projects that will result in a transfer of assistance related to waiting list, admission, and selection may include the following:

- Establishment of a new site-based waiting list. Applicants on the current site-based wait-list will be notified of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on the project-specific waiting list for the projects that will have a transfer of assistance shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list.
- Adopting HOME preferences for a particular segment of the population if permitted in its written agreement with the participating jurisdiction (and only if the limitation or preference is described in the participating jurisdiction's consolidated plan)
- Adopting preferences for veterans for project based rental assistance units

All current households in good standing at RAD sites will, upon conversion, have a right to return after any temporary relocation necessary to facilitate rehabilitation or construction and will have priority for admission to the new site.

The Fresno Housing Authority will also be contributing Operating Reserves in the amount of \$1,226,964, Capital Funds in the amount of \$1,234,712 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.

#### **Project Based Vouchers**

Project Based Rental Assistance (PBRA) and/or Project Based Vouchers (PBV's), and/or Veterans Administrative Support Housing (VASH) 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:

**Lowell Neighborhood Project** – up to 29 PBV's

#### **RAD PHASE II**

##### **City AMP 1 (182 Units)**

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

##### **City AMP 2 (244 Units)**

Sierra Plaza (partial, 26 Units)  
Fairview Heights Terrace (74 Units)  
Sierra Terrace (72 Units)  
Desoto Gardens (28 Units)

##### Schedule:

03/01/2017 & 07/01/2017 Tax Credit Applications  
07/01/2017 & 10/01/2017 Tax Credit Award  
12/01/2017 & 03/01/2018 Construction Starts  
12/01/2018 – 03/01/2019 Construction Completions

**Fresno Edison Apartments II**– up to 64 PBRAs

**Southeast Fresno RAD excess transfer** – up to 3 PBRAs

North Fresno Family Development – up to 50 PBRAs

Highway City Center Point Development – up to 24 PBRAs

**Parc Grove Commons Seniors:** – up to 59 project based vouchers.

**Parc Grove Northeast Veterans Housing** - up to 39 project based vouchers

	<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><b>B. 3</b></p>	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>B. 4</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> X</p> <p>(b) If yes, please describe:</p>
<p><b>B. 5</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p><b>HOPWA Section</b></p> <p>HACF has been subcontracted to administer tenant based rental assistance under the initiative Housing Opportunities for Persons with HIV/AIDS (HOPWA) on behalf of West Care California. The program is intended to provide housing and supportive services to persons living with HIV/AIDS (PLWHA). Assistance will be provided for a period of one (1) year or until funding is exhausted with possible subsequent yearly renewal.</p> <p><b>TBRA – change dates to July 1, 2016 to June 30, 2017.</b></p> <p>HACF has been subcontracted to administer the HOME Tenant-Based Rental Assistance Program (HOME TBRA) on behalf of the City of Fresno. The contract will commence on or about July 1, 2016 and end on or about June 30, 2017. The purpose of HOME TBRA is operation of a supportive housing program via tenant based rental assistance to homeless individuals/families identified by HACF and partners of the Fresno Madera Continuum of Care (FMCoC). The HOME TBRA program is available in the City of Fresno only and is not portable to Fresno County, other counties and/or states. Eligibility is centered on those individuals/families who exhibit homelessness as defined by the U.S. Department of Housing and Urban Development. Additional eligibility could entail measure of morbidity and/or permanent supportive housing suitability as measured by the Vulnerability Index &amp; Service Prioritization Decision Assistance Tool (VI-SPDAT).</p> <p><b>RRH Section</b></p> <p>HACF has grant funding under the U.S. Department of Housing and Urban Development Continuum of Care program to operate rapid rehousing and supportive services via a tenant based rental assistance program. Assistance will be provided for a period of no longer than twenty-four (24) months or until funding is exhausted for the program. This rental assistance is available in Fresno County only; rapid rehousing is not portable to other counties and/or states. Eligibility is limited to applicant households that consist of at least one (1) adult and one (1) child under age 18; exhibit homelessness as defined by U.S. Department of Housing and Urban Development and applicant household income must be below 30% Area Mean Income (AMI). The rapid rehousing program is modeled after the Shelter Plus Care program in all aspects; with one (1) exception – inclusion is strictly limited to applicant households with children under age 18.</p> <p><b>Partnerships</b></p> <p>HACF is partnered with community agencies belonging to the Fresno Madera Continuum of Care to assist in operation of permanent support housing funded by U.S. Department of Housing and Urban Development Continuum of Care program. HACF provides technical assistance in the area of tenant based rental assistance and/or leasing housing operations – including Housing Quality Standard inspections, rent calculations and rent reasonableness. Rental assistance is available in Fresno County only; and is not portable to other counties and/or states. Eligibility is limited to applicant households that consist of individuals and/or families with children; exhibit homelessness as defined by U.S. Department of Housing and Urban Development and applicant household income must be below 30% Area Mean Income (AMI).</p> <p><b>CalWORKs</b></p> <p>HACF has been subcontracted to operate rapid rehousing and supportive services via a tenant based rental assistance program on behalf of Fresno County Department of Social Services. Funding for the program is provided by the State of California program California Work Opportunity and Responsibility to Kids (CalWORKs). Assistance will be provided for a period of no longer than twelve (12) months or until funding is exhausted for the program. This</p>

	<p>rental assistance is available in Fresno County only; rapid rehousing is not portable to other counties and/or states. Eligibility is limited to applicant households that consist of at least one (1) adult and one (1) child under age 18; applicant household must be eligible for inclusion in the CalWORKs program and applicant household income must be below 30% Area Mean Income (AMI). The rapid rehousing program is modeled after the Shelter Plus Care program in all aspects; with two (2) exceptions – inclusion is strictly limited to applicant households with children under age 18 and eligible for CalWORKs and homelessness is not a prerequisite of program inclusion.</p> <p><b>SSO</b></p> <p>HACF has grant funding under U.S. Department of Housing and Urban Development Continuum of Care program to provide supportive services only to assist homeless individuals to access housing and supportive services. Assistance will be provided for a period of no longer than twelve (12) months or until funding is exhausted for the program. Supportive services are available in Fresno and Madera Counties only; and are not portable to other counties and/or states. Eligibility is centered on those individuals/families who exhibit homelessness as defined by U.S. Department of Housing and Urban Development. Additional eligibility could entail measure of morbidity and/or permanent housing suitability as measured by the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT).</p>
<p><b>B. 6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p><b>B. 7</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>B. 8</b></p>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A  <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>C.</b></p>	<p><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<p><b>C. 1</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p><i>See HUD-50075.2 approved by HUD as part of the CA006 Annual Plan effective January 1, 2016.</i></p>

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

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

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

**Definitions.**

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

A.	PHA Information.																																
A.1	<p><b>PHA Name:</b> HOUSING AUTHORITY OF THE COUNTY OF FRESNO <span style="float: right;"><b>PHA Code:</b> CA028</span></p> <p><b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <b>01/2017</b></p> <p><b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p><b>Number of Public Housing (PH) Units</b> <u>713</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>5,652</u> <b>Total Combined Units/Vouchers</b> <u>6,370</u></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 25%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 15%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 5%;">PH</th> <th style="width: 5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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		PH	HCV																														
Lead PHA:																																	

**B. Annual Plan Elements**

**B.1 Revision of PHA Plan Elements.**

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

Y N

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

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

LIPH modifications to the ACOP include the following:

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions**

Updated policies regarding earned income disallowance, streamlined annual reexamination for fixed sources of income, utility reimbursements, public housing rents for mixed families, public housing grievance procedures, and verification of social security numbers, as published in PIH Notice 2016-05. Criminal Background checks as published in PIH Notice 2015-19 and updated waitlist with regulatory language and data system's

**Financial Resources**

#	Program	CA028 Financial Resources
1	PH Op Subsidy	2,849,583
2	Other Housing Programs Assistance	1,020,387
3	HAP Earned	32,690,042
4	Admin Fee Earned	3,339,233
5	ROSS	87,309
6	HMIS	
7	FSS	68,718
8	PH Dwelling Rents	2,134,253
9	Other Housing Programs Dwelling Rent	
10	Housing Counseling	
11	SPC	
12	Cap Fund	1,252,130
13	Resident Services	
14	Homeless Programs	

**Homeownership Programs**

The HOP program, organized much like a lease option-to-buy, has the objective of allowing a family ownership of a HAFC 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 6 vacant (combined total for Fresno and Sanger).

**Public Housing (LIPH)**

**Community Service and Self-Sufficiency Programs**

Resident Opportunities and Self-Sufficiency

The Resident Opportunities and Self-Sufficiency (ROSS) program provides holistic services, which include one-on-one resident interaction/referral and group education workshops to adult and youth residents in public housing developments. The primary focus of the ROSS program is to empower families by providing opportunities to develop skills for housing stability, academic advancement, employment stability, and wage progression. ROSS provides direct services and coordinates the provision of self-development workshops with community service providers to offer; public and private resources, GED classes, post-secondary education opportunities, vocational training, ESL classes, computer classes, financial education, credit building, pre-purchase homeownership education, neighborhood and community development activities, etc. ROSS also develops partnerships for creating job training including Section 3 job training and employment opportunities.

Resident Services Program

The Resident Services Program (RSP) assist youth and adult residents of affordable housing, and mixed use/tax credit developments to access resources for self-development and self-sufficiency. Sixteen (16) contractual agreements with Limited Partnerships allow resident services to be offered onsite the development. Similar to the ROSS program RSP works in partnership with community organizations to offer multiple services focusing on Education, Wage Progression, and Health/Wellness. Other activities include the support of key community initiatives such as school readiness and grade-level reading.

Update the policies as published in PIH Notice 2015-12 and 2016-06.

**Asset Management**

HAFC will continue to be prudent in its operational budgeting. Management, in conjunction with the Finance and Human Resources departments, is currently exploring long-term staffing duties and needs at all public housing sites. We anticipate that the results of this analysis will increase efficiencies at the sites and, ultimately, reduce long-term operating expenditures.

In 2015, HAFC completed the conversion and rehabilitation of 214 public housing units under the RAD program. In that same year, HUD issued a portfolio conversion award to HAFC. The HAFC anticipates a conversion of the remaining 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, Low-Income Housing Tax Credit program, or the Section 18 disposition program. These conversions may include demolition, rehabilitation, and new construction of the residential units to preserve their long-term affordability. In the interim, staff will continue to carry out the Five-Year Action Plan for the Capital Fund Program. Please see forms 50075.1 and 50075.2 for the details of the Action Plan.

**(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.

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

**B.2**

**New Activities.**

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

- |                                     |                                     |                                                                     |
|-------------------------------------|-------------------------------------|---------------------------------------------------------------------|
| Y                                   | N                                   |                                                                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Hope VI or Choice Neighborhoods.                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Mixed Finance Modernization or Development.                         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Demolition and/or Disposition.                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Designated Housing for Elderly and/or Disabled Families.            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Conversion of Public Housing to Tenant-Based Assistance.            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Conversion of Public Housing to Project-Based Assistance under RAD. |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Occupancy by Over-Income Families.                                  |

- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

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

**Mixed Finance Modernization or Development**

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

**Shockley Terrace RAD Expansion**

Located in Selma, CA, the currently under construction Shockley Terrace involves the demolition of 25 units of low-income public housing and the reconstruction of 48 total units. The project is part of the Rental Assistance Demonstration program offered by HUD and will have 25 units of Project Based Rental Assistance (PBRA) subsidy.

Schedule:

03/01/2016 Construction Start  
03/21/2017 Construction Completion

**Magill Terrace RAD Expansion**

The proposed conversion Fowler, CA will include the development of the existing 20 units. The project envisions the new construction of up to 60 units low-income housing. As currently conceived the project includes the acquisition of neighboring parcels of land. The project will include Project Based Rental Assistance (PBRA) subsidy.

Schedule:

03/01/2017 Tax Credit Application  
12/01/2017 Construction Start  
12/31/2018 Construction Completion

**Memorial Village**

The proposed development is located in the City of Sanger. HAFC's vision is to demolish the existing 35 units and construct -up to 55 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit. The project is expected to include Rental Assistance Demonstration subsidy in the form of Project Based Rental Assistance (PBRA) or Project Based Vouchers (PBV).

Schedule:

06/29/2016 Tax Credit Application  
03/01/2017 Construction Start  
03/31/2018 Construction Completion

**Oak Grove**

The proposed development is located in the City of Parlier. HAFC's vision for the project consists of the demolition of 50 units and construction of up to 80 units of affordable, very-low to low-income housing apartment rentals, and 1 manager's unit. The project is expected to include Rental Assistance Demonstration subsidy in the form of Project Based Rental Assistance (PBRA) or Project Based Vouchers (PBV).

Schedule:

03/01/2017 Tax Credit Application  
12/01/2017 Construction Start  
12/01/2018 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 transfer of operating subsidy to another location in the area under the Rental Assistance Demonstration program.

Schedule:

07/01/2017 Tax Credit Application  
03/01/2018 Construction Start  
03/31/2019 Construction Completion

**Clovis Seniors**

A potential development acquisition or site acquisition in the City of Clovis is being considered for the creation of low-income senior housing. The proposed project would include up to 80 units of senior housing.

Schedule:

07/01/2017 Tax Credit Application  
03/01/2018 Construction Start  
03/01/2019 Construction Completion

**Firebaugh Mendoza II Redevelopment**

Potential demolition and redevelopment of several damaged units of low-income public housing in Firebaugh, CA. The scope of the redevelopment may include part or all of the existing 40 unit site. The project may also include the transfer of operating subsidy to another location.

Schedule:

03/01/2017 Tax Credit Application  
12/01/2017 Construction Start  
12/01/2018 Construction Completion

**Clovis Commons Apartments**

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

Schedule:

03/01/2017 Tax Credit Application  
12/01/2017 Construction Start  
12/01/2018 Construction Completion

**Riverdale Commons**

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

Schedule:

07/01/2017 Tax Credit Application  
03/01/2018 Construction Start  
03/31/2019 Construction Completion

**Caruthers Commons**

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

Schedule:

07/01/2017 Tax Credit Application  
03/01/2018 Construction Start  
03/31/2019 Construction Completion

**San Joaquin Court**

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

Schedule:

07/01/2017 Tax Credit Application  
03/01/2018 Construction Start  
03/31/2019 Construction Completion

**Parkside Huron**

The proposed development is located in the City of Huron. HAFC'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:

07/01/2017 Tax Credit Application  
03/01/2018 Construction Start  
03/01/2019 Construction Completion

**Citrus Gardens Orange Cove**

The proposed development is located in the City of Orange Cove. HAFC'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:

07/01/2017 Tax Credit Application  
03/01/2018 Construction Start  
03/01/2019 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.

**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.

**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.

**Mendota Farm Labor**

The proposed development is located in the City of Mendota. HAFC'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.

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

**County AMP 2**

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

**County AMP 3**

Sunset Terrace, Reedley (20 Units)

**County AMP 4**

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

**County AMP 6**

Taylor Terrace, San Joaquin (28 Units)  
San Joaquin Apartments, San Joaquin (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, Fresno (50 Units)  
Pinedale Apartments, Fresno (30 Units)  
Desoto Gardens, Fresno (40 Units)  
Marcelli Terrace, Fresno (24 Units)

**County AMP 2 (169 Units)**

Memorial Village, Sanger (35 Units)  
Magill Terrace, Fowler (20 Units)  
Del Rey Complex, Del Rey (30 Units)  
Laton Apartments, Laton (20 Units)  
Wedgewood Commons, Sanger (64 Units)

**County AMP 3 (70 Units) Partial**

Sunset Terrace, Reedley (20 Units)  
Oak Grove Apartments, Parlier (50 Units)

**County AMP 4 (152 Units)**

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

**County AMP 5 (52 Units) Partial**

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

**County AMP 6 (112 Units)**

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

**Schedule: 2017 RAD Tax Credit Submissions:**

03/01/2017 - Tax Credit Application  
12/01/2017 - Construction Start  
12/01/2018 - Construction Completion

07/01/2017 - Tax Credit Application  
03/01/2018 - Construction Start  
03/01/2019 - Construction Completion

**Repositioning/Conversion of Low-Income Public Housing**

The HAFC 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 2016-2018 are broken down as follows:

**County AMP 1 (144 Units)**

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

**County AMP 2 (169 Units)**

Memorial Village, Sanger (35 Units)  
Magill Terrace, Fowler (20 Units)  
Del Rey Complex, Del Rey (30 Units)  
Laton Apartments, Laton (20 Units)  
Wedgewood Commons, Sanger (64 Units)

**County AMP 3 (70 Units) Partial**

Sunset Terrace, Reedley (20 Units)  
Oak Grove Apartments, Parlier (50 Units)

**County AMP 4 (152 Units)**

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

**County AMP 5 (52 Units) Partial**

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

**County AMP 6 (112 Units)**

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

**Schedule: 2017 RAD Tax Credit Submissions:**

03/01/2017 - Tax Credit Application  
12/01/2017 - Construction Start  
12/01/2018 - Construction Completion

07/01/2017 - Tax Credit Application  
03/01/2018 - Construction Start  
03/01/2019 - Construction Completion

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.

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 \$150,551, Capital Funds in the amount of \$591,996 towards the conversion.

Upon conversion to Project Based Rental Assistance the Authority will adopt the following resident rights and participation, tenant protections, 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:

At RAD conversion, current households (including those temporarily relocated to facilitate construction or rehabilitation) will not be subject to rescreening, income eligibility, or income targeting provisions, but will be subject to any ongoing eligibility requirements for actions that occur after conversion.

- All current households in good standing at RAD sites will, upon conversion, have a right to return after any temporary relocation necessary to facilitate rehabilitation or construction.
- Tenant rent increases purely as a result of conversion and that exceed the greater of 10% or \$25 greater will be phased in over a 3 year period, which may extend to 5 years in accordance with HUD requirements.
- Tenants who currently participate in the ROSS-SC and FSS programs may continue to participate.
- Any tenants who currently receive the earned income disregard (EID) will continue to be eligible for it until the earlier to occur of: the tenant receiving the EID exclusion undergoes a break in employment or ceases to use the EID exclusion, or the EID exclusion expires. No other tenants at the RAD site may receive the EID. Tenants whose EID ceases or expires after conversion shall not be subject to the rent-phase in; rather, the rent will automatically adjust to the appropriate rent level based upon tenant income at that time.
- The Housing Authority and Owner will continue to recognize and fund legitimate residents organizations.
- Tenants will be afforded the procedural rights consistent with section 6 of the U.S. Housing Act of 1937, as amended, and as interpreted by HUD in the RAD Notice PIH-2012-32, REV-2, including termination notification and a grievance process. Those procedural rights will be incorporated into the House Rules for the RAD conversion sites.
- Tenants of RAD conversion sites may move with tenant-based rental assistance on or after the later to occur of: (a) 24 months from date of execution of the RAD HAP or (b) 24 months after the move-in date. Notwithstanding this choice-mobility right, the Housing Authority will not provide, in any year, more than one-third of its turnover vouchers to the residents of its RAD projects and no more than 15% of the households in a RAD project may move under the choice-mobility option in a given year.
- Any residents in place at the time of conversion to PBRA, as well as newly admitted residents, the owner may not process a termination of assistance if the Total Tenant Payment (TTP) (i.e., 30% of adjusted gross income paid toward rents and utilities) exceeds the contract rent plus any utility allowance. Instead, the owner must charge a tenant rent that is the lesser of 30% of the household adjusted income, less the utility allowance in the contract with the tenant retaining all rights under the Model PBRA Lease.

Additionally, the Fresno Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements, that the RAD conversions described in this plan comply with applicable site selection and neighborhood review standards. The Housing Authority is not presently under any voluntary compliance agreements, orders, rulings, or similar decisions that would be negatively impacted by RAD conversion activities described herein.

The RAD conversion will comply with all applicable site selection and neighborhood reviews standards and Fresno Housing Authority has followed all appropriate procedures.

The Fresno Housing Authority will submit all required information and certifications necessary to submit a Significant Amendment to the PHA Plan, including Resident Advisory Board comments and responses, challenged elements, and all required certifications.

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

Policy changes for converted projects that will result in a transfer of assistance related to eligibility may include the following:

- HOME requirements limiting the housing to very low- income and low-income families;
- HOME requirements reasonably related to the applicants' ability to perform the obligations of the lease (i.e., to pay the rent, not to damage the housing; not to interfere with the rights and quiet enjoyment of other tenants);
- Low Income Housing Tax Credit (LIHTC) requirements based on maximum annual income at 60% of area median income and eligibility requirements of the LIHTC program

Policy changes for converted projects that will result in a transfer of assistance related to waiting list, admission, and selection may include the following:

- Establishment of a new site-based waiting list. Applicants on the current site-based wait-list will be notified of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on the project-specific waiting list for the projects that will have a transfer of assistance shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list.
- Adopting HOME preferences for a particular segment of the population if permitted in its written agreement with the participating jurisdiction (and only if the limitation or preference is described in the participating jurisdiction's consolidated plan)
- Adopting preferences for veterans for project based rental assistance units
- All current households in good standing at RAD sites will, upon conversion, have a right to return after any temporary relocation necessary to facilitate rehabilitation or construction and will have priority for admission to the new site.

#### **Project Based Vouchers**

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 2016-2017 (744) are broken down as follows:

#### **RAD PHASE II**

##### **County AMP I (144 Units)**

Pinedale Apartments (50 Units)

Pinedale Apartments (30 Units)

Desoto Gardens (40 Units)

Marcelli Terrace (24 Units)

	<p><b>County AMP 2 (169 Units)</b>  Memorial Village (35 Units)  Magill Terrace (20 Units)  Del Rey Complex (30 Units)  Laton Apartments (20 Units)  Wedgewood Commons (64 Units)</p> <p><b>County AMP 3 (70Units) Partial</b>  Sunset Terrace (20 Units)  Oak Grove Apartments (50 Units)</p> <p><b>County AMP 4 (152 Units)</b>  Mendoza Terrace (50 Units)  Mendoza Terrace II (40 Units)  Firebaugh Elderly (30 Units)  Cardella Courts (32 Units)</p> <p><b>County AMP 5 (52 Units) Partial</b>  Helsem Terrace (40 Units)  Biola Apartments (12 Units)</p> <p><b>County AMP 6 (112 Units)</b>  Cazares Terrace (24 Units)  Cazares Terrace II (20 Units)  Huron Apartments (20 Units)  Taylor Terrace (28 Units)  San Joaquin Apartments (20 Units)</p>
<b>B.3</b>	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>B.4</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> X</p> <p>(b) If yes, please describe:</p>
<b>B.5</b>	<p><b>Progress Report.</b></p> <p><b>RRH Section</b></p> <p>H AFC has grant funding under the U.S. Department of Housing and Urban Development Continuum of Care program to operate rapid rehousing and supportive services via a tenant based rental assistance program. Assistance will be provided for a period of no longer than twenty-four (24) months or until funding is exhausted for the program. This rental assistance is available in Fresno County only; rapid rehousing is not portable to other counties and/or states. Eligibility is limited to applicant households that consist of at least one (1) adult and one (1) child under age 18; exhibit homelessness as defined by U.S. Department of Housing and Urban Development and applicant household income must be below 30% Area Mean Income (AMI). The rapid rehousing program is modeled after the Shelter Plus Care program in all aspects; with one (1) exception – inclusion is strictly limited to applicant households with children under age 18.</p> <p><b>Partnerships</b></p> <p>H AFC is partnered with community agencies belonging to the Fresno Madera Continuum of Care to assist in operation of permanent support housing funded by U.S. Department of Housing and Urban Development Continuum of Care program. H AFC provides technical assistance in the area of tenant based rental assistance and/or leasing housing operations – including Housing Quality Standard inspections, rent calculations and rent reasonableness. Rental assistance is available in Fresno County only; and is not portable to other counties and/or states. Eligibility is limited to applicant households that consist of individuals and/or families with children; exhibit homelessness as defined by U.S. Department of Housing and Urban Development and applicant household income must be below 30% Area Mean Income (AMI).</p>

	<p><b>CalWORKs</b></p> <p>HAFC has been subcontracted to operate rapid rehousing and supportive services via a tenant based rental assistance program on behalf of Fresno County Department of Social Services. Funding for the program is provided by the State of California program California Work Opportunity and Responsibility to Kids (CalWORKs). Assistance will be provided for a period of no longer than twelve (12) months or until funding is exhausted for the program. This rental assistance is available in Fresno County only; rapid rehousing is not portable to other counties and/or states. Eligibility is limited to applicant households that consist of at least one (1) adult and one (1) child under age 18; applicant household must be eligible for inclusion in the CalWORKs program and applicant household income must be below 30% Area Mean Income (AMI). The rapid rehousing program is modeled after the Shelter Plus Care program in all aspects; with two (2) exceptions – inclusion is strictly limited to applicant households with children under age 18 and eligible for CalWORKs and homelessness is not a prerequisite of program inclusion.</p> <p><b>SSO</b></p> <p>HAFC has grant funding under U.S. Department of Housing and Urban Development Continuum of Care program to provide supportive services only to assist homeless individuals to access housing and supportive services. Assistance will be provided for a period of no longer than twelve (12) months or until funding is exhausted for the program. Supportive services are available in Fresno and Madera Counties only; and are not portable to other counties and/or states. Eligibility is centered on those individuals/families who exhibit homelessness as defined by U.S. Department of Housing and Urban Development. Additional eligibility could entail measure of morbidity and/or permanent housing suitability as measured by the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT).</p>
<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p><b>B.7</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>B.8</b></p>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y   N   N/A  <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>C.</b></p>	<p><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<p><b>C.1</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p><i>See HUD-50075.2 approved by HUD as part of the CA028 Annual Plan effective January 1, 2016.</i></p>

**Summary of Proposed Changes**  
**2017 Housing Choice Voucher (HCV) Administrative Plan**  
**Effective January 1, 2017**

Below is a summary of the proposed changes to be incorporated into the 2017 HCV Administrative Plan regarding the policies for the programs.

**Eligibility, Selection, and Admissions Policies**

Updated policies for optional and/or mandatory changes per the final rule published in PIH Notice 2016-05.

❖ **Verification of Social Security Numbers**

Update policy to allow a 90-day period during which an applicant family may become a program participant, even if the family lacks the documentation necessary to verify the Social Security Number (SSN) of a family member under the age of 6 years. An extension of one additional 90-day period must be granted if FH determines that, in its discretion, the applicant's failure to comply was due to circumstances that could not reasonably have been foreseen and were outside of the control of the applicant.

If the SSN has still not been verified at the end of the initial 90-day period, then FH must determine whether a 90-day extension is merited. If it is not merited, then FH must terminate the assistance or terminate the tenancy or both of a participant and a participant's household.

If a 90-day extension is merited, then FH must either verify the SSN for the child by the end of the 90-day extension period or terminate the assistance or terminate the tenancy or both of a participant and a participant's household.

❖ **Exclusion of mandatory education fees from income**

This provision amends the definition of "income" to exclude from calculations of individual income any financial assistance received for mandatory fees and charges (in addition to tuition). Notice PIH 2015-21; implemented by FHA on November 18, 2015, provides guidance as to what constitutes such fees. The notice discusses the definitions of tuition and a fee used by the Department of Education, provides examples on calculating income, and explains how to verify fee information.

❖ **Earned Income Disregard**

Addition of section to differentiate the Earned Income Disallowance for eligible participants. The timeframe for eligibility has been reduced to a maximum 2 consecutive years beginning May 9, 2016. For individuals qualifying prior to May 9, 2016, the 4 year timeframe still applies.

❖ **Streamlined annual reexamination for fixed sources of income**

Update policy to allow Fresno Housing Authority (FH) to conduct a streamlined income determination for any family member with a fixed source of income. Upon request of the family, the FH must perform third party verification of all income sources. FH must continue to conduct third-party verification of deductions.

The term “fixed-income” includes income from:

- Social Security payment, to include Supplemental Security Income (SSI) and Supplemental Security Disability Insurance (SSDI)
- Federal, state, local, and private pension plans; and
- Other periodic payments received from annuities, insurance policies, retirement funds, disability or death benefits, and other similar types of periodic payments.

The determination will be made by applying a verified cost of living adjustment (COLA) or current rate of interest to the previously verified or adjusted income amount. The COLA or current interest rate applicable to each source of fixed income must be obtained either from a public source or from tenant-provided, third-party generated documentation. In the absence of such verification for any source of fixed income, third-party verification of income amounts must be obtained.

This provision applies to program participants only and may be implemented at the family’s next annual reexamination.

❖ **Family Declaration of Assets**

Removed all temporary compliance language for verifying assets equal to or less than \$5,000.

❖ **Exception Payment Standards**

Removed all temporary compliance language for *Exception Payment Standard* and added language to clarify eligibility requirements.

❖ **Family Income & Composition: regular and interim examinations**

Added discretionary language for future consideration of policy adoption to conduct an interim examination without verifying income when a new family member is added to the household. PHAs are still required to verify other aspects of the program (SSNs, criminal history, etc.) to determine the eligibility of any household additions.

❖ **Utility Reimbursements**

Update policy to allow FH to make utility reimbursement payments quarterly, rather than monthly, if the total quarterly reimbursement payment due to a family is equal to or less than \$45 per quarter. Reimbursement payments paid retroactively, must permit a family to request a hardship exemption, in accordance with 24 CFR 5.630(b)(2). If a family receives a hardship exemption, then FH may either reimburse the family on a monthly basis or it may make *prospective* payments to the family, on a quarterly basis.

❖ **Biennial Inspections**

PIH Notice 2016-05 authorizes PHAs to conduct unit inspections every other year instead of annually. Permitting biennial inspections will reduce the administrative burden and costs by allowing PHAs to focus their inspection resources on more marginal and high-risks units.

❖ **HQS Re-inspection Fees**

The provision offers PHAs the option to establish a reasonable fee that reflects local practices to owners for a re-inspection under two circumstances:

- If an owner notifies the PHA that an owner deficiency cited in the previous inspection has been repaired and a re-inspection reveals that it has not.
- If the allotted time for the repairs has elapsed and a re-inspection reveals that any owner deficiency previously cited has not been corrected.
- Fees collected under the re-inspection fee authority will be considered unrestricted net assets.

**Waiting List, Additions, and Verifications**

Updated policies reflective of internal review and submissions made by the Assisted Housing Division staff and management.

❖ **Waiting List**

All references to the waiting list and application process are now aligned with regulatory language and Yardi Voyager 7 system workflows.

❖ **Voucher Extensions**

Addition of language for supervisor approval on extensions beyond 120 days with documentation.

❖ **Adult Household Additions**

Added language to allow one time exemption for single adult children 18-26 previously removed from the household within the past year to be added back to the composition. Eligibility is required before approving the addition.

❖ **Verifying Familial Relationships of persons not related by blood, marriage, adoption, or any operation of law**

The allowance of a written self-certification from the person requesting to be added explaining what benefits they provide to the family will no longer be accepted. The removal of this allowance will prevent administrative burdens of conducting multiple interims to add and remove household members. Households will continue to provide other verifiable documents to qualify for the addition of persons to the household.

❖ **Criminal Background Checks**

Updated language to include consideration of circumstance in the application of the look back time period for criminal activity that may lead to termination of assistance. Application of the consideration of circumstance will be applied according to section 15.6 of the Administrative Plan.

#### ❖ **Criminal Background**

Specifically, before a PHA or owner denies admission to, terminates the assistance of, or evicts an individual or household on the basis of criminal activity by a household member or guest, the PHA or owner must determine that the relevant individual engaged in such activity.

HUD regulations specifically provide that termination of assistance for criminal activity must be based on a “preponderance of the evidence” that the tenant, or other household member, or guest engaged in such activity.

For these reasons, a PHA or owner may not base a determination that an applicant or household engaged in criminal activity warranting denial of admission, termination of assistance, or eviction on a record of arrest(s).

Although a record of arrest(s) may not be used to deny a housing opportunity, PHAs and owners may make an adverse housing decision based on the conduct underlying an arrest if the conduct indicates that the individual is not suitable for tenancy and the PHA or owner has sufficient evidence other than the fact of arrest that the individual engaged in the conduct. The conduct, not the arrest, is what is relevant for admissions and tenancy decisions.

An arrest record can trigger an inquiry into whether there is sufficient evidence for a PHA or owner to determine that a person engaged in disqualifying criminal activity, but is not itself evidence on which to base a determination. PHAs and owners can utilize other evidence, such as police reports detailing the circumstances of the arrest, witness statements, and other relevant documentation to assist them in making a determination that disqualifying conduct occurred. Reliable evidence of a conviction for criminal conduct that would disqualify an individual for tenancy may also be the basis for determining that the disqualifying conduct in fact occurred.

#### **Target Programs & Homelessness**

- ❖ Chapter on *Shelter Plus Care* has been renamed to *Continuum of Care*. The program is now part of the HEARTH ACT CoC Program, and chapter language has been update to conform to the Act and to FMCoC coordinated entry and partnerships.
- ❖ Added FSS & FUP Demo as a new targeted program: The program extends the youth 18-month time limited to match the length of the FSS contract of participation; typically 5 years.

- ❖ *Homeless Prevention and Rapid Rehousing (HPRP)* has been updated to *Homeless Programs Initiatives and Partnerships*. A chart is being utilized to describe the following programs: California Work Opportunity and Responsibility to Kids (CalWORKs) Housing Support Program (HSP), Housing Opportunities for Persons with AIDS (HOPWA), HOME Tenant Based Rental Assistance (TBRA), and Fresno Madera Continuum of Care (FMCoC) Partnerships

DRAFT

**Summary of Proposed Changes**  
**2017 Admissions and Continued Occupancy Policy (ACOP)**  
**Effective January 1, 2017**

Below is a summary of the proposed changes to be incorporated into the 2017 Admissions and Continued Occupancy Policy (ACOP) regarding the policies for the programs.

**Eligibility, Selection and Admissions Policies**

Update policies for optional and/or mandatory changes per the final rule published in PIH Notice 2016-05 .

❖ **Earned Income Disregard**

Addition of section to differentiate the Earned Income Disallowance for eligible participants under new Streamlining Final Rule. The timeframe for eligibility has been reduced to a maximum 2 consecutive years beginning May 9, 2016. For individuals qualifying prior to May 9, 2016, the 4 year timeframe still applies.

❖ **Streamlined annual reexamination for fixed sources of income**

Update policy to allow Fresno Housing Authority (FH) to conduct a streamlined income determination for any family member with a fixed source of income. Upon request of the family, the FH must perform third party verification of all income sources. FH must continue to conduct third-party verification of deductions.

The term “fixed-income” includes income from:

- Social Security payment, to include Supplemental Security Income (SSI) and Supplemental Security Disability Insurance (SSDI)
- Federal, state, local, and private pension plans; and
- Other periodic payments received from annuities, insurance policies, retirement funds, disability or death benefits, and other similar types of periodic payments.

The determination will be made by applying a verified cost of living adjustment (COLA) or current rate of interest to the previously verified or adjusted income amount. The COLA or current interest rate applicable to each source of fixed income must be obtained either from a public source or from tenant-provided, third-party generated documentation. In the absence of such verification for any source of fixed income, third-party verification of income amounts must be obtained.

This provision applies to program participants only and may be implemented at the family's next annual reexamination.

❖ **Utility Reimbursements**

Update policy to allow FH to make utility reimbursement payments quarterly, rather than monthly, if the total quarterly reimbursement payment due to a family is equal to or less than \$45 per quarter. If receiving quarterly reimbursement payments will put a hardship on the family, the family will be allowed to request for a hardship exemption, in accordance with 24 CFR 5.630(b)(2). If a family receives a hardship exemption, then FH may either reimburse the family on a monthly basis or it may make *prospective* payments to the family, on a quarterly basis.

❖ **Public housing rents for mixed families**

Update policy on calculating rent for mixed-families. A mixed family is a family whose members include those with citizenship or eligible immigration status *and* those without citizenship or eligible immigration status.

This provision changes the methodology for calculating public housing rents for mixed families by using the established flat rent applicable to the units. Currently, FH determines the maximum rent by establishing the 95<sup>th</sup> percentile of all total tenant payments (TTP) for each bedroom size. This rule eliminates an error in the current regulations and in HUD's PIC system which incorrectly reduces the rent of some mixed-families below their TTP.

When the mixed family's TTP is greater than the maximum rent, FH must use the TTP as the mixed family TTP.

This method of prorating assistance applies to new admissions and annual re-examinations.

❖ **Public Housing grievance Procedures**

Update policy to eliminate many prescriptive requirements that are not statutory. Specifically, these provisions:

- Redefines a hearing officer to include a single hearing officer or a panel of hearing officers;
- Eliminates specific procedures that a complainant must undertake to obtain a hearing;

- Eliminates the requirements related to how a FH may choose a hearing officer, including the requirement to consult with residents about FH choice for the hearing officer;
- Requires FH to incorporate policies for selecting a hearing officer in the dwelling lease and to revise the lease accordingly;
- Eliminates the provision that outlines the consequences to a complainant for failure to properly request a hearing;
- Eliminates the requirements regarding how a grievance must be submitted in the informal settlement process;
- Eliminates a provision that would require an escrow deposit by the complainant in any grievance related to tenant rent;
- Eliminates a requirement that a hearing will be scheduled only after a complainant has adequately requested a hearing, completed an informal settlement process, and paid rent due into escrow if necessary;
- Eliminates the requirement that a hearing be conducted informally;
- Requires that a written notification specifying the time, place, and the procedures governing the hearing must be delivered to the complainant and the appropriate official;
- Eliminates the requirement that a FH must make available for inspection a previous hearing officer decision for prospective complainants;
- Requirement to create a log of hearing officer decisions and make the log available to the hearing officer, prospective complainants and his representative. At a minimum, the log must include: the date of the hearing decision, the general reason for the grievance hearing (failure to pay rent, community service and self-sufficiency noncompliance, etc.) and whether the decision was in the favor of the complainant or FH.

#### ❖ **Verification of Social Security Numbers**

Update policy to allow a 90-day period during which an applicant family may become a program participant, even if the family lacks the documentation necessary to verify the Social Security Number (SSN) of a family member under the age of 6 years. An extension of one additional 90-day period must be granted if FH

determines that, in its discretion, the applicant's failure to comply was due to circumstances that could not reasonably have been foreseen and were outside of the control of the applicant.

If the SSN has still not been verified at the end of the initial 90-day period, then FH must determine whether a 90-day extension is merited. If it is not merited, then FH must terminate the assistance or terminate the tenancy or both of a participant and a participant's household.

If a 90-day extension is merited, then FH must either verify the SSN for the child by the end of the 90-day extension period or terminate the assistance or terminate the tenancy or both of a participant and a participant's household.

❖ **Community Service**

Update policies regarding administering community service and self-sufficiency requirements per PIH Notice 2015-12 which includes clarification and guidance on previously published PIH Notice 2009-48.

Update policies regarding administering the self-certification flexibility when verifying community service and self-sufficiency requirement per PIH Notice 2016-06.

❖ **Criminal Background Checks**

Update language to include consideration of circumstances in the application of the "look back" time period for criminal activity that may lead to denial of assistance.

Update language to provide guidance on the use of "preponderance of evidence" used to determine that the tenant, or other household member, or guest engaged in criminal activity associated with an arrest. Specifically, before a PHA or owner denies admission to, terminates the assistance of, or evicts an individual or household on the basis of criminal activity by a household member or guest, the PHA or owner must determine that the relevant individual engaged in such activity.

❖ **Waiting List**

All references to the waiting list and application process are now aligned with regulatory language and Yardi Voyager 7 system workflows.

**Housing Authority of the County of Fresno  
2017 Draft Agency Plan Comments from the County of Fresno**

Overall Comments

The Housing Authority of the County of Fresno’s draft Agency Plan does not provide any specific details on activities it plans in the unincorporated Fresno County area nor any of the smaller cities. All of the projects that are listed with detailed information are located in the City of Fresno. It is unclear why City of Fresno projects are listed (and only City of Fresno projects) in the Agency Plan for the County of Fresno. In addition to the detailed paragraphs about projects within the City of Fresno, there is also a list of some projects by name only; but without any location it is unclear if any of those projects are located within the County of Fresno’s Housing Authority jurisdiction.

Section B.2 New Activities

This section states that the County of Fresno Housing Authority plans on undertaking several mixed finance developments in the future; however again, none of the projects described are located in the Housing Authority of the County of Fresno’s jurisdiction, they are all in the City of Fresno. Under Demolition and/or Disposition, the Plan mentions that consideration is being given to the disposition and potential demolition of selected low-income public housing properties throughout Fresno County; but again, it is unclear if any of the projects listed in the RAD Phase II (for example) are located in the unincorporated County or small cities as it does not mention locations for each of the sites that it lists.

Section B. 5 Progress Report

The first sentence in the section titled “Partnerships” has a typo, it should delete “of the” before the word “belonging”.

## **Housing Authorities of the City and County of Fresno 2017 Draft PHA Plan Comments from Michael Baun**

### Overall Comments\*

Mr. Michael Baun attended the Board of Commissioners meeting on August 23, 2016 and addressed the Board with public comment concerning the informational item regarding the PHA Plan and updated language incorporated to align with the HUD Notice PIH 2015-19 regarding *Guidance for Public Housing Agencies (PHAs) and Owners of Federally-Assisted Housing on Excluding the Use of Arrest Records in Housing Decisions*. Mr. Baun asked if the eligibility requirements were a violation of the applicants civil rights. He clarified his question and stated he was specifically inquiring about the use of arrest records in determining eligibility. General Counsel, Ken Price, who was present at the meeting, reiterated the language from the PIH Notice indicating that arrest records alone are not sufficient evidence for denial and explained the permissible use of “preponderance of evidence” to determine if a tenant engaged in criminal activity. This communication was captured in the Board Meeting minutes.

On August 26, 2016 Mr. Baun posted a “tweet” on social media platform Twitter. He addressed his tweet to Councilmember Lee Brand, CV Observer, and Alex Tavlian. The tweet read “Arrest records without corresponding convictions being used to screen tenants by the Housing Authority.” Using the same social media platform, Mr. Baun was invited to participate in the public comment process. The “tweets” resulted in a follow up phone conversation at the request of Mr. Baun where he expressed his concern over potential implications to the Agency if arrest records were used in making housing decisions. He recognized the good work and the “many great public servants” at our agency and indicated he was simply looking out for our best interest. Mr. Baun was reassured that his comments and concerns were appreciated and that further consideration would be given to the policy verbiage so it would not be misinterpreted.

\*Documented by Angie Nguyen, Director of Strategic Initiatives & Housing Programs (Fresno Housing Authority) as recalled from her correspondence with Mr. Michael Baun

## BOARD MEMO

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**TO:** Boards of Commissioners

Fresno Housing Authority

**FROM:** Preston Prince

CEO/Executive Director

**SUBJECT:** Conflict of Interest Code

**DATE:** September 22, 2016

**BOARD MEETING:** September 27,  
2016

**AGENDA ITEM:** 7d

**AUTHOR:** Scott Fetterhoff

Director of Human Resources &  
Organizational Development

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### Executive Summary

On July 1, 2016, the office of the Clerk to the County Board of Supervisors (“the Office”) requested changes to the Conflict of Interest Code submitted by the Agency per direction from their counsel. The Agency, in compliance with this request, applied those changes to the conflict of interest code, and intends to pass by the Boards of Commissioners at the regular joint board meeting on September 27, 2016.

### Recommendation

It is recommended that the Boards of Commissioners approve and adopt the attached resolutions authorizing incorporation by reference the Conflict of Interest Code as adopted by the Fair Political Practices Commission.

### Fiscal Impact

None.

### Background

The Political Reform Act (Government Code 8100, et seq.) requires state and local government agencies to adopt and promulgate conflict of interest codes every two years. The Fair Political Practices Commission has adopted a regulation (2 Cal. Code of Regs. Section 18730) that contains the terms of a standard conflict of interest code and may be incorporated by reference in an agency’s code. After public notice and hearing, the standard code may be amended by the Fair Political Practices Commission to conform to amendments in the Political Reform Act.

The purpose of a conflict of interest code is to identify and prevent potential financial conflicts between the official conduct of public officials and employees and their personal financial interests. This code establishes disclosure requirements only for specific positions designated by the Conflict of Interest Code Appendices, which have been updated within the new proposed Code.

**RESOLUTION No. \_\_\_\_\_**

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

**APPROVAL OF REVISED CONFLICT OF INTEREST CODE**

WHEREAS, the Political Reform Act, Government Code Section 8100, *et seq.*, (“the Act”) requires State and local government agencies to adopt and promulgate conflict of interest codes; and

WHEREAS, the terms of the 2 California Code of Regulations Section 18730 (“the Code”) adopted by the Fair Political Practices Commission in compliance with the Act, require that an agency’s conflict of interest code consistently reflects the current structure of the agency and properly identifies all positions required to file a Form 700; and

WHEREAS, the Housing Authority of the City of Fresno (“the Agency”), in compliance with the terms set forth in the Code and at the recommendation of the Fair Political Practices Commission, is proposing an update to the Agency’s Conflict of Interest Code Appendices to include newly created and titled positions designated to file a Form 700.

NOW, THEREFORE, BE IT RESOLVED THAT the proposed update to the Agency’s Conflict of Interest Code Appendices is hereby incorporated and constitutes the Conflict of Interest Code of the Housing Authority of the City of Fresno.

PASSED AND ADOPTED THIS 27<sup>th</sup> day of September, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Preston Prince, Secretary of the Board of Commissioners



**RESOLUTION No. \_\_\_\_\_**

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

**APPROVAL OF REVISED CONFLICT OF INTEREST CODE**

WHEREAS, the Political Reform Act, Government Code Section 8100, *et seq.*, (“the Act”) requires State and local government agencies to adopt and promulgate conflict of interest codes; and

WHEREAS, the terms of the 2 California Code of Regulations Section 18730 (“the Code”) adopted by the Fair Political Practices Commission in compliance with the Act, require that an agency’s conflict of interest code consistently reflects the current structure of the agency and properly identifies all positions required to file a Form 700; and

WHEREAS, the Housing Authority of the City of Fresno (“the Agency”), in compliance with the terms set forth in the Code and at the recommendation of the Fair Political Practices Commission, is proposing an update to the Agency’s Conflict of Interest Code Appendices to include newly created and titled positions designated to file a Form 700.

NOW, THEREFORE, BE IT RESOLVED THAT the proposed update to the Agency’s Conflict of Interest Code Appendices is hereby incorporated and constitutes the Conflict of Interest Code of the Housing Authority of Fresno County.

PASSED AND ADOPTED THIS 27<sup>th</sup> day of September, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Preston Prince, Secretary of the Board of Commissioners



CONFLICT-OF-INTEREST CODE FOR  
**HOUSING AUTHORITIES, CITY AND COUNTY OF FRESNO**

The Political Reform Act (Government Code Section 81000, et seq.) requires state and local government agencies to adopt and promulgate conflict-of-interest codes. The Fair Political Practices Commission has adopted a regulation (2 Cal. Code of Regs. Section 18730) that contains the terms of a standard conflict-of-interest code and may be incorporated by reference in an agency's code. After public notice and hearing, the standard code may be amended by the Fair Political Practices Commission to conform to amendments in the Political Reform Act. Therefore, the terms of California Code of Regulations, Title 2, Section 18730 and any amendments to it duly adopted by the Fair Political Practices Commission are hereby incorporated by reference. This regulation and the attached Appendices designating positions and establishing disclosure requirements shall constitute the conflict-of-interest code of the **Housing Authorities, City and County of Fresno (the "Agency")**.

Individuals holding designated positions shall file their statements with the Agency, which will retain the statements and make the statements available for public inspection and reproduction. (Gov. Code Section 81008.) Upon receipt of the statements for the Board Members and the Chief Executive Officer/Executive Director, *Deputy Executive Director, Chief Financial Officer, Deputy Director, Director of Finance, and any consultants involved in the investment of public funds*, the Agency shall make and retain a copy and forward the original of these statements to the Clerk to the

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County Board of Supervisors. The Agency shall retain the originals of all other statements at its office.

The provisions of all Conflict of Interest Codes and amendments thereto previously adopted by the Agency are hereby superseded.

APPENDIX A  
PUBLIC OFFICIALS WHO MANAGE PUBLIC INVESTMENTS

It has been determined that positions listed below manage public investments and will file a statement of economic interests pursuant to Government Code Section 87200. These positions are listed for informational purposes only:

- Members of the Boards of Commissioners and alternative board members
- ~~Chief Executive Officer/Executive Director~~
- ~~Deputy Executive Director~~
- Chief Financial Officer/~~Deputy Director~~
- Director of Finance
- Consultants involved in the investment of public funds

An individual holding one of the above-listed positions may contact the Fair Political Practices Commission for assistance or written advice regarding their filing obligations if they believe that their position has been categorized incorrectly. The Fair Political Practices Commission makes the final determination whether a position is covered by Government Code Section 87200.

APPENDIX B  
 DESIGNATED POSITIONS

<u>Designated Positions</u>	<u>Disclosure Categories</u>
General Counsel	1
Chief Operations Officer	2, 3
Chief Administrative Officer	2, 3, 5, 6
Any other Chief, Officer, Director or Manager	2, 3
Director of Housing Management	2, 3
<u>Senior Manager of Housing Management</u>	<u>2, 3</u>
<u>District Manager</u>	<u>2, 3</u>
<u>Property Manager</u>	<u>2, 3</u>
<u>Training &amp; Special Projects Coordinator</u>	
<u>Director of Planning &amp; Community Development</u>	<u>1, 3, 5, 6</u>
<u>Senior Manager Planning and Community Development</u>	<u>1, 3</u>
<u>Construction Operations Manager</u>	<u>2, 3</u>
<u>Construction Project Manager</u>	<u>2, 3</u>
<u>Senior Analyst Planning &amp; Community Development</u>	<u>2, 3</u>
<u>Any other Analyst or Coordinator in Planning &amp; Community Dev.</u>	<u>2, 3</u>
<u>All Planning &amp; Community Development employees</u>	
<u>Above the level of Administrative Assistant</u>	<u>2, 3</u>
Director of Administration	2, 3, 5, 6
<u>Business Operations Analyst</u>	<u>2, 3, 5, 6xx</u>
<u>Procurement Coordinator</u>	<u>xx2, 3, 5, 6</u>
<u>Operations Coordinator</u>	<u>xx</u>
<u>Director of Human Resources</u>	<u>2, 3, 4, 5, 6</u>
<u>Human Resources Manager</u>	<u>4, 5</u>
<u>Human Resources Analyst</u>	
<u>Manager of Resident Services/Resident Services Engagement Manager</u>	<u>2, 3</u>
<u>Manager of Assisted Housing/Assisted Housing Manager</u>	<u>2, 3</u>
<u>Assistant Manager Housing Choice</u>	
<u>Assistant Director of Director of Strategic Initiatives &amp; Housing Programs</u>	<u>2, 3</u>
<u>Director of Finance</u>	<u>1, 2, 3, 5, 6</u>
<u>Controller</u>	<u>2, 3</u>
<u>Finance Manager</u>	<u>1</u>
<u>Accounting Manager</u>	<u>2, 3</u>
<u>Senior Accountant</u>	<u>2, 3</u>

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<del>Accountant</del>	<del>2, 3</del>
<del>Senior Financial Analyst</del>	<del>1, 2, 3</del>
<del>Financial Analyst</del>	<del>1</del>
<del>Information Technology Manager</del>	<del>2, 3, 4, 5</del>
<del>Finance Manager</del>	<del>4</del>
<del>Human Resources Manager</del>	<del>4, 5</del>
<del>Accounting Manager</del>	<del>2, 3</del>
<del>Assisted Housing Manager</del>	<del>2, 3</del>
<del>Property Manager</del>	<del>2, 3</del>
<del>District Manager</del>	<del>2, 3</del>
Communications Manager	2, 3
<del>Communications Coordinator</del>	<del>2, 3</del>
<del>Construction Project Manager</del>	<del>2, 3</del>
<del>Financial Analyst</del>	<del>4</del>
<del>Administrative Services Analyst</del>	<del>2, 3, 5, 6</del>
<del>All Planning &amp; Community Development employees</del>	<del>Above the level of Administrative Assistant</del>
<del>Procurement Coordinator</del>	<del>2, 3, 5, 6</del>
• Consultants*	1

\* Consultants shall be included in the list of designated positions and shall disclose pursuant to the disclosure requirements in this code subject to the following limitation:

The Executive Director may determine in writing that a particular consultant, although a “designated position,” is hired to perform a range of duties that is limited in scope and thus is not required to comply fully with the disclosure requirements in this section. Such written determination shall include a description of the consultant’s duties and, based upon that description, a statement of the extent of disclosure requirements. The Executive Director’s determination is a public record and shall be retained for public inspection in the same manner and location as this conflict-of-interest code. (Gov. Code Sec. 81008.)

## APPENDIX C DISCLOSURE CATEGORIES

Individuals holding designated positions must report their interests according to their assigned disclosure category(ies).

### Disclosure Category 1

Interests in real property located within the jurisdiction or within two miles of the boundaries of the jurisdiction or within two miles of any land owned or used by the agency; and investments and business positions in business entities, and income, including loans, gifts, and travel payments, from all sources.

### Disclosure Category 2

Interests in real property located within the jurisdiction or within two miles of the boundaries of the jurisdiction or within two miles of any land owned or used by the agency.

### Disclosure Category 3

Investments and business positions in business entities, and income, including loans, gifts, and travel payments, from sources, that provide services, supplies, materials, machinery, or equipment of the type utilized by the agency.

### Disclosure Category 4

Investments and business positions in business entities, and income, including loans, gifts, and travel payments, from sources, that provide services, supplies, materials, machinery, or equipment of the type utilized by the designated position's division or department.

### Disclosure Category 5

Investments and business positions in business entities, and income, including loans, gifts, and travel payments, from sources, that filed a claim against the agency during the previous two years, or have a claim pending.

### Disclosure Category 6

Investments and business positions in business entities, and income, including loans, gifts, and travel payments, from sources of the type to request an entitlement to use agency property or facilities, including, but not limited to:

- a license
- utility permit
- station vendor permit.

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## EXECUTIVE DIRECTOR'S REPORT

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**TO:** Boards of Commissioners  
Fresno Housing Authority

**DATE:** 9/22/2016

**BOARD MEETING:** 9/27/2016

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

**AGENDA ITEM:** 9

**AUTHOR:** Staff

**SUBJECT:** Director's Report – September 2016

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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.*

#### Project Highlights

On September 21, 2016, the Fresno Housing Authority received official notification of award from the California Tax Credit Allocation Committee (CTCAC) for Fresno Edison Apartments Phase II (Fresno, Ca), Parc Grove Northeast Veterans (Fresno, Ca), and Memorial Village (Sanger, Ca). All three projects are expected to close financing and begin construction in March, 2017.

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

### Development Project Overview

Name of Property	Status	Description/Type	Total Units
541 @ South Tower and Cedar Heights	Stabilization	541 N. Fulton St and 4532 E. Hamilton Ave, Fresno, CA Multi-Family	45
Trailside Terrace	Under Construction	1233 & 1245 G St, Reedley, CA	55
Edison Plaza I	Under Construction	Walnut/Edison West Fresno, CA	64
Firebaugh Gateway	Under Construction	1238 & 1264 P St., Firebaugh, CA	30
Shockley Terrace	Under Construction	1445 Peach Street, Selma, CA	48
Lowell Neighborhood	Under Construction	240-250 N. Calaveras Street and 146 N. Glenn Avenue, Fresno, CA	30
Parc Grove Commons NE (Veterans Phase)	Pre-Dev March 2017 Est. Closing	Clinton and Angus, Fresno, CA	40
Edison Plaza II	Pre-Dev March 2017 Est. Closing	2255 S. Plumas, Fresno, CA	64
Memorial Village	Pre-Dev March 2017 Est. Closing	302 K St, Sanger, CA	48
Magill Terrace	Pre-Dev March 2017 Application	401 Nelson, Fowler, CA	60
Oak Grove	Pre-Dev March 2017 Application	Bigger Street and Parlier Avenue, Parlier, CA	55

### August Occupancy

August City Occupancy			<b>98.67%</b>		
CITY	No of Properties	Physical Units	Rentable Units	Vacant Units	Occupancy Percentage
City AMP 1	3	182	180	4	98%
City AMP 2	8	244	243	3	99%
Southeast Fresno RAD	3	193	191	0	100%
Viking Village RAD	1	40	39	1	97%
Pacific Gardens	1	56	55	2	96%
Renaissance Trinity	1	21	20	0	100%

Renaissance Alta Monte	1	30	29	1	97%
Renaissance Santa Clara	1	70	69	0	100%
<b>Total City</b>	<b>19</b>	<b>836</b>	<b>826</b>	<b>11</b>	<b>98.67%</b>

<b>August City Occupancy (GSF Managed)</b>			<b>98.4%</b>		
<b>CITY</b>	<b>No of Properties</b>	<b>Physical Units</b>	<b>Rentable Units</b>	<b>Vacant Units</b>	<b>Occupancy Percentage</b>
Parc Grove	1	215	213	4	98.1%
Parc Grove - NW	1	148	147	1	98.3%
Yosemite Village	1	69	68	2	97.1%
<b>Total City</b>	<b>3</b>	<b>432</b>	<b>428</b>	<b>7</b>	<b>98.36%</b>

<b>August County Occupancy</b>			<b>96.95%</b>		
<b>COUNTY</b>	<b>No of Properties</b>	<b>Physical Units</b>	<b>Rentable Units</b>	<b>Vacant Units</b>	<b>Occupancy Percentage</b>
County AMP 1	6	150	144	5	97%
County AMP 2	6	194	192	6	97%
County AMP 3	3	90	89	1	99%
County AMP 4	4	152	151	4	97%
County AMP 5	2	52	52	1	98%
County AMP 6	5	112	111	5	95%
Granada Commons*	1	16	15	1	93%
<b>Total County</b>	<b>27</b>	<b>766</b>	<b>754</b>	<b>23</b>	<b>96.95%</b>

\*Granada Commons has one vacant unit. The applicant file is currently being reviewed by QA. We expect to have the unit housed by the end of the month.

<b>August County RAD Occupancy</b>			<b>99.0%</b>		
<b>SITE</b>	<b>No of Properties</b>	<b>Physical Units</b>	<b>Rentable Units</b>	<b>Vacant Units</b>	<b>Occupancy Percentage</b>
Mendota RAD	1	124	123	1	99.2%
Orange Cove RAD	1	90	87	1	98.9%
<b>Total County RAD</b>	<b>2</b>	<b>214</b>	<b>210</b>	<b>2</b>	<b>99.05%</b>

<b>August Special Programs Occupancy</b>			<b>96.07%</b>		
<b>SPECIAL PROGRAMS</b>	<b>No of Properties</b>	<b>Physical Units</b>	<b>Rentable Units</b>	<b>Vacant Units</b>	<b>Occupancy Percentage</b>
Mariposa Farm Labor	1	40	40	1	98%
Parlier Farm Labor	1	40	40	1	98%
Citrus Gardens**	1	30	30	6	80%

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	2	96%
<b>Total Special Programs</b>	<b>7</b>	<b>305</b>	<b>305</b>	<b>12</b>	<b>96.07%</b>

\*\*All 6 vacant units have an applicant assigned to them and eligibility process is in progress. Staff continue to actively market the units to address any unsuccessful applicants or other unanticipated unit turnover.

### Wait List Report as of August 31, 2016

LIPH	1-Bdrm.	2-Bdrm.	3-Bdrm.	4-Bdrm.+	Total
City LIPH	17,972	9,267	5,190	1,238	33,667
County LIPH	23,438	19,720	7,873	778	51,809

Multifamily Developments	1-Bdrm.	2-Bdrm.	3-Bdrm.	4-Bdrm.	Total
Garland-S8N/C		50	46		96
Parkside-S8N/C		11	4	56	71

Tax Credit Properties	1-Bdrm.	2-Bdrm.	3-Bdrm.	4-Bdrm.	Total
<b>Granada:</b>					
tax credit units			12	4	16
subsidized units			26	7	33
<b>Pacific Gardens :</b>					
tax credit units	31	20	18		69
subsidized units	175	82			257
<b>Parc Grove:</b>					
tax credit units	128	44	38	6	216
subsidized units	2,201	814	218	77	3,310
<b>Yosemite Village</b>	878	197	29	17	1,121

RAD Properties	1-Bdrm.	2-Bdrm.	3-Bdrm.	4-Bdrm.	5-bdrm	6-bdrm	Total
Southeast Fresno	371	303	81	81	11	5	852
Viking Village		191	128				319
Orange Cove	45	23	66	19			153
Mendota	106	228	114	25	1		474

## 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.*

### AUGUST CITY ACTIVITIES

**Fink White Boys & Girls Club:** On August 2, the Fink White Boys & Girls Club joined forces with the City of Fresno Parks and Recreation Department to host National Night Out (NNO). The outdoor event was held from 4:00 PM to 8:00 PM and offered free shaved ice, bingo and carnival games with prizes. Keystone used the opportunity to host a snack table to raise funds for their upcoming projects.

On August 17, the Club received a donation of backpacks from Burlington's Coat Factory. Fink White was able to distribute over 95 backpacks to needy and deserving members.

A "Teen Night" event was held on August 20. The members had board games, movies and snacks to enjoy. Liana Cano was the winner of a gift card for the highest score in a board game challenge.

There were a total of six members who received bikes, helmets, and bike locks as part of the Books for Bikes program for the Fink White Boys & Girls Club.

**City Boys & Girls Club:** Fourteen East Fresno Boys & Girls Club members participated in a trip to Wild Water Adventures in Clovis. The members were selected based on their summer program participation and behavior at the club.

On August 12, sixty backpacks were donated and distributed to East Fresno Boys & Girls Club members to help in preparation for back to school. The backpacks also contained pencils, notebooks, rulers, glue sticks, and other school supplies.

Junior Member of the Month for the East Fresno Boys & Girls Club was Daniela Hernandez. Daniela is described as caring, eager to learn, and always willing to help others. She has a perfect attendance record in the East Fresno Club.

Jason Gaines was named Senior Member of the Month for August for the East Fresno Boys & Girls Club. Jason has been a youth leader coach and enjoys playing basketball. He also has assisted in mentoring younger members in and out of the Club. Jason has been a motivator and has participated in Club recruitment.

National Night Out (NNO) was celebrated at the West Fresno Boys & Girls Club location instead of the usual Frank H. Park this year. The night had BBQ hot dogs, hamburgers, and polish dogs. There was a water slide pool and various games set up for all to enjoy.

The West Fresno Boys & Girls Club will be participating in a modified form of soccer named Futsal for fall sports, fitness and recreation. This type of game will only use five players. The youth has been energetic and excited to learn the new game. Emphasis will be on skill development and how to pass in short spaces due to the games will be held on the basketball courts.

The Torch Club completed a Summit Meeting held at the West Fresno Club on August 13. The event had good participation and had a variety of team building activities.

Member of the Month for the West Fresno Boys & Girls Club for August was Jabari Ward. Mr. Ward has been a member for two years and has become very involved in Club activities. His attitude and ability to follow directions at the Club has greatly improved and has been appreciated by all staff.

**Pinedale Boys & Girls Club:** In August, The Keystone Club attended a college and career fair in Orange Cove called "Options After High School." There were a variety of booths from Junior and State Colleges, Proteus Workforce, Sequoia Ambulance, CHP, Fresno County Sherriff's Department, Army/National Guard and various other professional options.

Pinedale held its annual National Night Out (NNO) event in August. The event was intended to build partnerships and unity within the community in order to make the neighborhoods safer. NNO fostered a "Meet & Greet" between the new Unit Director for the Pinedale Club and its members, parents and community. There was an abundance of food, music, and refreshments along with a waterslide and raffle prizes.

### **AUGUST COUNTY ACTIVITIES**

**COUNTY AMP 4:** On August 16, Preston Prince, made a visit to Firebaugh. The visit included an onsite inspection for "Firebaugh Gateway" which is a new apartment complex under construction. Firebaugh Gateway will be senior living apartments with thirty units. Mr. Prince and maintenance staff were given a tour of the site by the project manager of Ashwood Construction, Inc. An informal luncheon was hosted by Mr. Prince at a local restaurant for all District 5 staff.

On August 29, CMTI and AT & T representatives were at the Firebaugh office for needed upgrades to the existing phone lines. The upgrades will provide faster access and will help sustain the agency wide software conversion.

**COUNTY AMP 5:** On August 25, County West Property Managers, Yolanda Keiser and Blanca Navarro, met with Sabrina Kelley, Resident Engagement Manager, to review needs and services for District 5 residents and their communities.

**COUNTY AMP 6:** On August 2<sup>nd</sup>, staff participated in National Night Out (NNO) organized by the Coalinga-Huron Recreation and Park District. The theme was "The Community Force Awakens" and all participants had Star Wars themed booths. County AMP 6 had a booth where children were able to participate in games, puzzles and a coloring contest. A raffle was held for a scooter and free books were distributed to help encourage the school district's reading program. Fresno Housing Authority was a proud sponsor, along with the Huron Police Department, Mid Valley Disposal, and United Health Centers.



On August 25, the Fresno Housing Authority began an agency wide transition from Elite software to the Yardi Systems software. All staff has been attending various trainings at the Central Office and the Parlier District 4 office. Go Live date has been set for September 12, 2016.

### **AUGUST SPECIAL PROGRAM ACTIVITIES**

GRANADA COMMONS – On August 19, Marcella L. McIntosh, FSS Coordinator I, in partnership with Julio C. Romero, Health Care Project Coordinator from FEOC (Fresno Economic Commission) conducted a Teen/Young Adult Pregnancy, STD, and AIDS Prevention class at the Granada Commons Community Center Building.

## **COUNTY BOYS & GIRLS CLUBS:**

DEL REY – On August 2, Del Rey’s Boys & Girls Club collaborated with the City of Del Rey, Shining Light Ministries, and the Fresno County Sheriff’s Department, to host the annual National Night Out (NNO). Club staff facilitated the face painting and game booths; food was donated by El Pollo Loco and refreshments were donated by POM Wonderful. Residents from the city brought their favorite dishes for a community potluck; the event helped promote community brotherhood.

Club Member of the Month for August was Azhael Juarez. Azhael’s favorite school subject has been math and he enjoys coming to the Club for Power Hour to get a helping hand with his homework. He was recognized for his active participation and good nature.

FIREBAUGH – Members enjoyed a day of fun with a bounce house, raffle, and hot dogs for National Night Out (NNO). The bounce house was donated by one of the parents of the club. Firebaugh Police Department was present and helped out with various activities. The Club will also be attending the NNO hosted by the Firebaugh Police Department in October.

Keystone members at the club have begun preparation for the election of Keystone President, Vice President, and Secretary. Mini posters and flyers were created by the candidate. Voting will be taking place on September 2<sup>nd</sup>.

HURON – With the new school year under way, Power Hour has implemented rules so that Club members may take advantage of the tutoring opportunities available. Staff hopes that the new rules will help members identify how the Club expects them to do well in school and how staff are there to work with them so that they may reach their full potential.

Itzel Fuentes was recognized as Youth Member of the Month for August. Itzel attends the Club on a daily basis and always greets everyone with a big smile on her face. Itzel is musically inclined and likes to play the piano at home. She also enjoys helping other members and staff. She has been an outgoing and talented addition to the Club.

MENDOTA – On August 4, the Mendota Club participated in this year’s National Night Out (NNO). It was a joint effort with the Mendota Police Department, the Club, and various community organizations. The night was filled with fun, information, prizes and food. It also served as an excellent opportunity to recruit and give out information regarding activities with the Boys & Girls Club. Some of the prizes provided were binders with school supplies which were appropriate for the start of the school year.

With the help of Fresno EOC Food Service, the Club was able to run a successful food program which provided a daily meal to members and other community youth. These meals met the daily nutrients required for kids to grow up healthy and strong. The program was implemented for four weeks and ended on August 12.

ORANGE COVE – On August 5<sup>th</sup>, the graduation was held for the PG& E Internship Summer Program at the Zimmerman Boys & Girls Club. Participants each received a stipend for completing the program and a laptop. The six week paid internship program was a great opportunity for the youth to gain valuable work experience and skills needed for any workplace.

Volunteers from the American Red Cross came to the Boys & Girls Club to do a presentation on disaster readiness. The Pillowcase Project started when volunteers noticed, after Hurricane Karina, that many people carried their belongings in pillowcases. Club members were instructed on what should go into the pillowcase in case of an emergency. The youth had fun decorating their pillowcases.

The Club's Annual Back to School Breakfast was held on August 22nd. Staff educated attendees on the importance of starting their day with a well balanced meal. The event also provided staff the opportunity to encourage and motivate the youth to put their best foot forward and do well in school. There was also a backpack and school supply giveaway.

PARLIER – Throughout the summer, Club members participated in Books for Bikes by reading multiple books and providing book reports for a chance to win a bike. Members were able to improve their reading skills and speed and helped enhance their vocabulary; the winners will be announced on August 25th.

Parlier Boys & Girls Club Members of the Month for August were Damien Diaz and Emilio Hernandez. Both young men have exhibited great leadership skills. They are both very helpful and were recognized with a gift card each to a local shop.

### **ROSS County**

#### **Oak Grove Boys & Girls Club Parlier**

##### **Agency on Aging**

A representative from Agency on Aging met with residents to provide them with resources available to those 62 and over. Representative had information and handouts for the residents and explained several programs available.

### **Mountain View South RAD**

#### **SHARP – Sexual Health and Adolescent Risk Prevention**

Representatives from Fresno Economic Opportunities Commission (Health Services and Education) presented workshops to residents to inform them of HIV/STD, substance abuse, healthy relationships, and teen pregnancy prevention. Classes were separated in 3 sessions. First session was for adults to inform them of the content their children would be exposed to. Second sessions was for female teens and presented by a female. The third session was for male teens.

### **Kuffle Terrace North**

#### **SHARP – Sexual Health and Adolescent Risk Prevention**

Representatives from Fresno Economic Opportunities Commission (Health Services and Education) presented workshops to residents to inform them of HIV/STD, substance abuse, healthy relationships, and teen pregnancy prevention. Classes were separated in 3 sessions. First session was for adults to inform them of the content their children would be exposed to. Second sessions was for female teens and presented by a female. The third session was for male teens

### **Wedgewood Commons**

#### **CA Telephone Access Program**

During the month of August, a representative from the California Telephone Access Program (CTAP) displayed an assortment of phones they would be eligible to receive. The phones make it easier to hear, dial, and call.

### **Marion Villas**

During the month of August, activities titled "Keeping Your Brain Active and Challenged" were coordinated for the residents of Marion Villas. Games were provided in the community room for social engagement and team building. Games consisted of Connect Four, Coloring, Puzzles, Dominoes, and Checkers. Residents enjoyed games, socializing and working together to complete a puzzle.



### **Fresno County Public Library Without Walls a.k.a. WOW Brings the Library to FH Families!**

During the month of August, the Fresno County Public Library Without Walls (Wow) partnered with Fresno Housing to launch the Last Days of Summer Reading Challenge. FH kids were able to check out books, get book logs and start logging pages to earn book bucks. WoW visited three locations during the month of August, Cedar Courts, Parc Grove Commons and Sequoia Courts. WoW team members taught youth and their parents about the benefits of owning a library card, and parents were given the opportunity to register their children for a library card. Wow distributed 20 library cards and over 30 books during the month of August to youth and adults at FH sites! Finally, during the week of October 3rd youth can trade earned book bucks in for cool prizes and school supplies.



## **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.*

Staff continues to make progress in this area and will report to the Boards upon outcomes being obtained.

## PARTNERSHIP

### Overview

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

### Veteran Affairs Homeless Summit

On August 19, 2016 FH staff participated in the annual Veteran Affairs Homeless Summit. Melissa Mikel did a presentation explaining Federal Benchmarks and Criteria metrics in tracking efforts to end Veteran Homelessness. These benchmarks and criteria were created to provide communities with a common vision and complete picture to the response to Veteran homelessness in terms of strategy and best practices. Data driven benchmarks to mark progress in ending Veteran homelessness include chronic homelessness among Veterans has ended, quick access to permanent housing and commitment to Housing First with limited use of transitional housing in favor of permanent housing. FH and Veteran serving organizations review data related to the benchmarks quarterly, Veteran case conferencing occurs twice monthly.

### 2016 National Zarrow Mental Health Symposium Ready for Zero Conference

Doreen Eley has been invited to present at this conference in Tulsa, OK taking place September 28-30, 2016. She will be speaking on the importance of public housing agencies in ending homelessness, using strategies such as administration of Continuum of Care funded homeless programs.

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

Project	Organization	Role
Parc Grove Commons Northeast (Veterans Phase)	WestCare	Potential partner in the provision of services to property residents
Highway City multifamily housing development/ Community Center	Highway City CDC Central Community Church Granville Central Unified School District Economic Opportunities Commission	Planning partners, potential development partner, potential service providers
Department of Community Services and Development - Low Income Weatherization Program	Association for Energy Affordability Grid Alternatives	Partners in portfolio assessment, project planning and design, and incentive approval

## **MANAGEMENT GOALS**

*The goals of management include our efforts to stabilize, focus, and extend activities to meet the mandate of our mission through good decisionmaking 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**

#### **Budgeting and Internal Reporting**

The Fiscal Services Department has been working diligently to complete the agency's fiscal year 2015 financial audit. Staff will present audited financial statements to the Boards of Commissioners in September and, if approved, will subsequently submit to HUD.

Staff has also been working diligently to streamline manual processes in the new Enterprise Management System, Yardi. These processes will be further streamlined by the inclusion of other divisions, Housing Management and Housing Choice Voucher, into the live Yardi environment.

### **Administrative Services**

#### **Procurement and Facilities**

Facilities staff coordinated the carpet and paint upgrades for the second floor of the Central Office. Cooler temperatures allowed for a focus on improving the seating and shaded areas in the outdoor employee lounge area. In conjunction with the Housing Management workforce analysis, Facilities staff conducted visits to five offices to assess facility and building needs. Vehicles in the Agency fleet are obtaining the required smog certification with regularly scheduled preventative maintenance.

Procurement staff has established a competitive range of proposers for the Agency's RFP for Tax Credit CPA and Annual LP Audit Services. Proposers in the competitive range are comprised of CPA firms Cohn Reznick, Novogradac & Company, Eide Bailly, and Smith Marion & Company. Competitive range interviews are scheduled for September 20, 2016. We anticipate making a recommendation of award no later than September 30, 2016. Additionally, Procurement, in conjunction with Housing Management, and Communications hosted vendor outreach events at Rios Terrace in Mendota and Parc Grove Commons in Fresno for the upcoming IFB for Trade Services. These events provided informational resources for local vendors interested in working with Fresno Housing.

### **Human Resources**

The Human Resources Department continues to focus on recruiting for positions within the Housing Management and Human Resources departments. In addition, we are pleased to announce the following new hires and promotions:

- Summer Nunes, Human Resources Manager (new hire)
- Michael Conley, Office Assistant II- Quality Assurance (new hire)

- Laura Martinez, Senior Housing Quality Inspector (promotion)
- Amber Lujano, Human Resources Coordinator (promotion)
- Quincy Boren, Senior Analyst – Planning & Community Development (promotion)
- Stephanie Varela, Supervisor – Intake, Leasing, and Case Management (promotion)
- DawnMarie Appagate, Supervisor – Intake, Leasing and Case Management (promotion)

## **IT Services**

Staff conducted site visits @ Parlier, Sequoia Courts, and Fairview Heights. The point of the visits was to discuss readiness for the Yardi transition and overall IT facilities and resources. Staff has identified a need to increase access visibility of IT staff to ensure that we are being proactive. On September 17th, through a partnership with GitHub, staff will be providing digital literacy training for forty high school students. This will be a one-day course focused on topics such as: what's inside a computer, how the internet work, technology careers, how can you use software to change the future, and digital footprint. CoderGirlz will also be attending the course to talk with the students about coed coding clubs in Fresno Unified. CoderGirlz is a Fresno Unified School District coding club for girls, so schools can better support middle school girls who are curious about coding or already love to code. The club aims to help girls build self-confidence and interest in the areas of science, technology, engineering and mathematics. It will also prepare students for Computer Science courses offered at schools.

Yardi: The Agency went live on September 14th with all of HCV, Mobile Inspections, and LIPH property management. The next phase of implementation will involve bringing our Tax Credit and RAD properties on line in mid-October. The Yardi Support team has also been working closely with several departments to better refine the software, including helping Finance to automate the retrieval of banking reports.

## **Structure**

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

Staff continues to make progress in this area and will report to the Boards upon outcomes being obtained.

## **Strategic Outreach**

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

Staff continues to make progress in this area and will report to the Boards upon outcomes being obtained.



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# *2017 Budget Update*

*Fresno Housing Authority  
Boards of Commissioners Meeting  
September 27, 2016*

---

# 2017 Federal Budget Update

- The 2017 Federal Budget must be approved by Friday, Sept. 30 to avoid a government shutdown
- With the upcoming Presidential Election, the more likely scenario is a Continuing Resolution (CR) that would fund the government through December 12, at levels slightly higher than Fiscal Year 2016
- This CR must be passed by both chambers of Congress, and signed by the President.

---

## 2017 Federal Budget Update

- Preliminary budget proposals submitted by the President and Congress vary greatly or do not provide detailed appropriations for each Federal agency
- The outcome of the election may greatly affect the final version of the 2017 Budget
- Staff will follow these developments very closely and gather updated budget information as soon as it is available

---

# Agency Budget Timeline

- Early October: Meet with Management to discuss staffing and leasing schedules and provide training on new budgetary tools in Yardi
- October 25<sup>th</sup> : first draft of 2017 budget presented to the Boards
- Early November: Budget adjustments made based on Board comments, Federal indicators and staffing changes
- November 15<sup>th</sup>: Second draft presented to the Boards
- December 20<sup>th</sup>: Adoption of 2017 Budget

---

**Questions or Comments?**



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# *HMD Workforce Analysis*

*Board of Commissioners Meeting  
September 27, 2016*



## Agency Goals for 2016

- Review the structure of each major program (HCV and Housing Management) to evaluate efficiency and effectiveness and resources required to deliver services or programs AND remain financially sustainable



## Project Goals

- Improve employee satisfaction and performance
- Improve program delivery for residents
- Determine optimal structure to deliver best program for community utilizing best practices
- Consider innovations and collaboration opportunities

---

# Process for Analysis Project

- Introduced concept to staff
- Utilized facilitators to enhance communication
- Created multiple opportunities for feedback and communication from all levels of staff
- Engaged subject matter experts to understand best practices and analyze job duties and compensation
- Partnered with Labor Leaders
- Re-wrote every job description with feedback and input
- Developed a staffing plan and analyzed budget implications
- Met with Executive Committee
- Introduced plan to staff and invited questions and feedback

---

# Key Themes – Analysis Project

- Training
- Communication
- More Efficient Processes
- Defined Policies and Procedures
- Job Descriptions and Expectations
  - More Clarity
- Accountability
- Opportunity to Grow and Learn
- Opportunity to Earn More Money
- Improved Organizational Culture

---

## Operational Structure Goals

- Service delivery to residents and community
- Efficiency and effectiveness
- Financial sustainability
- Consistency across all sites
- More specific presence at each site to support the property

---

# Status

- Redefined Property Operations
  - Emphasis on site-level service for residents
  - Focus site staff on efficient property operations
  - Restructure maintenance for consistency and efficiency
  - Emphasis on Training and Support for Success
  - Includes promotion opportunities
  - Includes lateral opportunities
- Clear Job Descriptions
  - Clear expectations
  - Accountability

# Before Restructure

- Operations
  - Fresno (1000)
    - Pinedale
    - Southwest
    - Southeast
  - County West (680)
    - Firebaugh
    - Mendota RAD
  - County East (670)
    - Parlier
    - OC RAD
- Support Functions
  - ESU
    - Initial Screening
    - Eligibility
    - Waitlist
  - Quality Assurance
    - Compliance
    - File Review



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**FRESNO VIBRANT**  
COMMUNITIES  
QUALITY HOUSING  
AUTHORITY ENGAGED  
RESIDENTS

# After Restructure

- Operations

- Every site will have on-site staff presence to serve residents
- Fresno
  - 8 locations
- County West
  - 5 locations
- County East
  - 5 locations

- Support Functions

- Centralized for consistency and improved communications and cost efficiency
- New training function and consistent procedures
- Enhanced Quality Assurance and Support
- Maintenance Support

---

## Site Staffing

- Depending on size and complexity of the property, each site will be staffed with a combination of the following:
  - Property Assistant (Current OA)
  - Property Specialist (Current HPC)
  - Property Specialist II (New – Promotion opportunities)
  - Sr Property Specialist (New – Promotion opportunities)
  - Maintenance Tech (Current Maintenance Worker)
  - Management (Property Supervisor, Community Supervisor, Community Coordinator, etc)

---

## Support Staffing

- Centralized staff will provide support to the sites in a variety of ways:
  - Property/Maintenance Supervisor
  - Maintenance Specialty Team (3 New – promotion opportunity)
  - Maintenance Leads (2 New – promotion opportunity)
  - Office Assistant: Operations/Maintenance
  - Quality Assurance Analyst
  - Training and Special Projects
  - Quality Assurance Coordinator (2)
  - Quality Assurance Specialist
  - Office Assistant QA



## Budget Implications

- All actions relating to restructure are within the original adopted budget
- Cost to agency for reclassifications
  - \$116K in 2016
  - \$120K in 2017
  - \$81K in 2018
- Cost for Maintenance Additions
  - \$230K in 2017
  - Offset by reductions in contracts

---

# Next Steps

- Union approved the reclassifications yesterday
- Meetings with staff start tomorrow
- Promotion opportunities posted by Friday

- 
- Questions?



# Presentation of Results of Audits



September 27, 2016

# Results of Audit

2

- ❑ Scope
  - ❑ Financial audit of Housing Authorities of City and County
  - ❑ Single audits of both
- ❑ Initial communication to Board at 2/23/16 meeting
- ❑ Communicated results of audit to Executive Committee at 9/21/16 meeting

# Results of Audit

3

- ❑ Timing
  - ❑ Interim – January/February 2016
  - ❑ Final began in May 2016 and continued to mid September
  - ❑ Later timing due to implementation of new financial system
- ❑ Unmodified opinion issued for both Authorities
- ❑ Single Audit – no findings or questioned costs

# Results of Audit

4

- ❑ Implementation of GASB 68
  - ❑ Pension liability recorded on books
    - ❑ City – \$3.8 million
    - ❑ County – \$3.9 million
- ❑ Estimates in preparing statements
  - ❑ Useful lives, collectability of grants, notes and related party receivables, actuarial valuation of pension liability
  - ❑ All found to be reasonable and have a sound basis

# Results of Audit

5

- ❑ No material weaknesses or significant deficiencies
- ❑ All recommendations are best practice
  - ❑ Cash receipts
  - ❑ Accounts payable
  - ❑ Journal entries
  - ❑ Payroll
  - ❑ General ledger accounts
  - ❑ Reporting for Parlier Migrant Program

# Results of Audit

6

- ❑ 2 immaterial adjustments noted which Authorities chose to not record
- ❑ No disagreements with management
- ❑ Management provided representations to us at the end of the audit
- ❑ No consultations with other accountants
- ❑ We remain available to Authorities as a resource throughout the year



# Questions



September 27, 2016

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# Audit Results

- Results can be found in the Schedule of Findings and Questioned Costs in the Audit.
  - 2016 Results
    - Unmodified opinion on financial reports and compliance (i.e. fairly presented)
    - No findings
    - No noncompliance
    - No material weaknesses or significant deficiencies in internal controls

---

# Management Recommendations

- Cash Receipts
  - Auditor's recommend that the duties of collecting cash, recording cash and making adjustments to cash ledgers are segregated.
  - Management agrees and is in the process of implementing the recommended controls.
- Accounts Payable
  - Auditor's recommend that the duties of creating/approving invoices & PO's and adding/modifying vendors are segregated, and eliminate access for other staff.
  - Management agrees, and has already been implemented with Yardi.

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# Management Recommendations

- Journal Entries
  - Auditor's recommend that the Agency adopt an approval system for journal entries.
  - Management has already implemented an internal policy and is incorporating those approval levels in Yardi.
- Payroll
  - Auditor's recommend restricting access to the payroll system for accounting staff.
  - Management agrees and is investigating systems that will allow for this control.

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# Management Recommendations

- General Ledger Accounts
  - Auditor's recommend that GL accounts be reviewed and adjustments made before the audit begins.
  - Management agrees and is implementing a monthly close process that will eliminate most year-end adjustments.
- Reporting for Parlier Migrant Program
  - Auditor's recommend reporting on a calendar year basis instead of the fiscal year.
  - Staff agrees and will implement during 2016 audit.

---

**Questions or Comments?**

**HOUSING AUTHORITY  
OF THE CITY OF FRESNO**

**BASIC FINANCIAL STATEMENTS**

Year Ended December 31, 2015  
(Including Auditors' Report Thereon)

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**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
**Fresno, California**

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Board of Commissioners  
Housing Authority of the City of Fresno  
Fresno, California

## **Independent Auditor's Report**

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the Housing Authority of the City of Fresno, California, as of and for the year ended December 31, 2015, and the related notes to the financial statements, which comprise the Agency's basic financial statements as listed in the table of contents.

#### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

#### ***Auditor's Responsibility***

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### ***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of the City of Fresno, California, as of December 31, 2015, and the changes in financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Emphasis of Matter***

As described further in note 15 to the financial statements, during the year ended December 31, 2015 the entity implemented Governmental Accounting Standards Board (GASB) Statement No. 68. The financial statements also reflect other certain prior period adjustment as described further in Note 22 to the financial statements. Our opinion is not modified with respect to these matters.

### ***Other Matters***

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the *management's discussion and analysis, the schedule of changes in net pension liability and related ratios, and the schedule of plan contributions* be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Other Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that comprise the Housing Authority of the City of Fresno's basic financial statements. The accompanying schedule of expenditures of Federal awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), and is not a required part of the financial statements. The accompanying financial data schedule is presented for purposes of additional analysis as required by *Uniform Financial Reporting Standards* issued by the U.S. Department of Housing and Urban Development, and is not a required part of the basic financial statements. Further, the Schedule of Actual Modernization Cost Certificates is presented for additional analyses in accordance with filing requirements with the U.S. Department of Housing and Urban Development.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated September 16, 2016 on our consideration of the Housing Authority of the City of Fresno's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Housing Authority of the City of Fresno's internal control over financial reporting and compliance.

A handwritten signature in blue ink that reads "Danie Fan" followed by a stylized mark.

Irvine, California  
September 16, 2016

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**Housing Authority of the City of Fresno  
Management's Discussion and Analysis  
December 31, 2015**

**Introduction**

This narrative overview and analysis of the Housing Authority of the City of Fresno's (the "Agency") performance through December 31, 2015 is provided as a supplement to the Agency's year-end financial statements. Please read it in conjunction with the basic financial statements and the notes to the basic financial statements.

As required under U.S. generally accepted accounting principles (GAAP), the Agency uses the accrual basis of accounting to prepare its basic financial statements. Under this basis of accounting, revenues are recognized in the period in which they are earned and expenses, including depreciation, are recognized in the period in which they are incurred. GAAP also requires the inclusion of three basic financial statements: the statement of net position (the balance sheet); the statement of revenues, expenses and changes in net position (the income statement); and the statement of cash flows. All assets and liabilities associated with the operation of the Agency are included in the statement of net position. In addition, GAAP requires the inclusion of this management's discussion and analysis (MD&A) section as required supplementary information.

The management's discussion and analysis is presented in conformance with the Government Accounting Standards Board (GASB) financial reporting model as set forth in GASB Statement No. 34, Basic Financial Statements - and Management's Discussion and Analysis – for State and Local Governments, as amended by GASB Statement No. 37, Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments: Omnibus.

**Agency Overview**

The Housing Authority of the City of Fresno was established in 1940 to provide affordable housing for low-income residents of the City of Fresno, California. The Authority was founded under the Health and Safety Code of the State of California and the United States Housing Act of 1937, and is governed by a seven-member Board of Commissioners appointed by the Mayor the City of Fresno. The Agency's primary source of funding is from the federal Department of Housing and Urban Development (HUD). HUD has a direct responsibility for administering Housing Programs under the United States Housing Act of 1937.

The Agency's mission is to create and sustain vibrant communities throughout Fresno. This mission is accomplished by administering a number of programs, including the Low Rent Public

Housing Program and the Section 8 Housing Choice Voucher Program. The Agency has established various instrumentalities and affiliates to partner and develop housing opportunities for over 50,000 of Fresno's lowest-income families, elderly, Veterans, and persons with disabilities. As the City's largest provider of affordable housing, the Agency recognizes that it takes tremendous amount of support to help people make a home and engage residents in building vibrant communities.

### **Significant Programs**

**Housing Choice Voucher.** The Housing Choice Voucher program is designed to assist low-income families pay rent at an approved rental unit. Participants pay 30% of their adjusted gross income to the landlord for rent and the balance is paid by the Housing Assistance Payments (HAP) the Agency receives from HUD. Over 5,900 private owners of rental properties participate in the Housing Choice Voucher program, and the Agency has over 6,400 families participating in the program.

**Low Rent Public Housing.** The Agency's Public Housing Program includes approximately 600 public housing units scattered throughout the City of Fresno. Residents pay 30% of their adjusted gross income to the Agency as rent and HUD subsidizes the balance using a formula which HUD considers adequate to manage and maintain each property.

**Public Housing Capital Fund.** The Agency administers HUD's Capital Fund Program (CFP) which provides funding for modernization and improvement, new construction, and the development of public housing. Each year HUD establishes a new grant and publishes the amount awarded that can be expended over a period not to exceed four years.

### **Other Programs:**

- CalHFA Section 8 New Construction
- USDA Farm Labor Housing
- Fresno County Emergency Housing
- Permanent Supportive Housing
- Shelter Plus Care
- Mainstream Voucher
- Resident Opportunities and Self Sufficiency
- Affordable Housing
- Low-Income Housing Tax Credit
- Special Needs Assistance
- Homeless Management Information Systems
- Resident Services

## **Economic Factors Affecting the Agency's Future**

The majority of the Agency's funding comes from the U.S. Department of Housing and Urban Development (HUD) in the form of Section 8 housing assistance payments, Public Housing operating subsidies, Capital Fund grants, and other smaller grants. Over the past several years, Congress and the federal government have continued to cut housing subsidies due to changes in budget priorities. These funding reductions continue to have an impact on the Agency's economic position because federal subsidies make up a majority of the Agency's revenue (85% of total operating revenue). In fiscal year 2015, the federal government operated under a Continuing Resolution that expired on December 11, 2014. On that date, the House then passed the Consolidated and Further Continuing Appropriations Act, 2015, to fund the federal government through October 2015. In anticipation of possible sequestration or a reduction in funding, the Authority placed in practice a plan to streamline Agency operations and reduce costs by eliminating non-essential expenditures. While a majority of the HUD funding was restored in 2015, there was, and still is, significant uncertainty about future funding levels. The Agency continues to explore alternative funding options to lessen our federal dependency through development activities and pursuit of other grants; however, HUD will most likely continue to be a major funding source over the foreseeable future.

The Agency has been swift to respond to changes in federal limitations, both programmatically and financially. We have responded by implementing changes designed to reduce costs with the least effect on services. We have been adamant that despite funding cuts, we would continue to maintain housing for existing residents and voucher participants, and in some cases, possibly serve more low-income clients. The Agency has implemented several measures to reduce staffing costs by changing our business practices to gain efficiencies while minimizing reductions in services. As a result, the Agency is better poised to weather additional funding cuts without further capacity reductions.

As we look forward, the near-term forecast for low-income housing programs continues to be unchanged, requiring the Agency to operate with less federal funding while continuing to provide high quality, affordable housing that promotes safe and vibrant communities. While the partial return to normalcy in federal budget and appropriation levels was welcome, it will be short-term unless Congress acts to again moderate the impact of sequestration cuts. With the change in the composition of Congress where Republicans hold a majority in both Houses in 2015, it is unlikely that sequestration will be abandoned all together. More than likely, reductions in non-defense discretionary funding will accelerate in the Republican House and Senate plans that call for further reducing the deficit, and balancing the budget. While the federal budget prospects are uncertain and generally negative for future discretionary domestic spending, including housing programs, politics of both Presidential and Congressional elections in 2016 will ultimately dictate the outcomes for the Federal Budget decisions over the next four years.

While we acknowledge the aforementioned challenges and face these political and economic realities head-on, we remain committed more than ever to our mission of creating and sustaining vibrant communities across Fresno County. Our strategy for accomplishing this includes: developing and maintaining quality affordable housing for low-income individuals throughout the City of Fresno; implementing exceptional programs that invest in our residents;

encouraging partnerships with local, regional and national organizations to build the Fresno community; and generating public will to address the housing needs of low-income individuals. We are confident our strategy will allow us to attain these goals and strengthen the Agency's ability to address the housing and quality-of-life challenges facing Fresno, both now and in the future.

## Overview of the Basic Financial Statements

The Agency's Basic Financial Statements consist of the following:

- Financial Statements, including:
  - Statement of Net Position;
  - Statement of Revenues, Expenses and Changes in Net Position, and;
  - Statement of Cash Flows.
- Notes to the Basic Financial Statements
- Supplemental Information

The Agency, like other governmental and quasi-governmental entities, uses fund accounting to ensure and demonstrate compliance with funding-related requirements. The funds are combined in a Proprietary Fund, which is a single "enterprise fund" with "business-type" activities intended to recover all or a portion of their costs through fees and charges for services. The Proprietary Fund presents the activities of the Agency as a whole.

The specific financial activities of the Agency have been presented within the following:

- The **Statement of Net Position** includes all of the Agency's assets and liabilities, with the difference between the two reported as the net position. Assets and liabilities are presented in the order of liquidity and are classified as "current" (convertible to cash within one year) and "non-current". This statement also provides a basis of measuring the liquidity and financial flexibility of the Agency. Over time, increases or decreases in net position will serve as a useful indicator of whether the Agency's financial health is improving or deteriorating.
- The **Statement of Revenues, Expenses, and Changes in Net Position** reports the Agency's revenues by source and its expenses by category to substantiate the changes in net position for the year. This statement measures the success of the Agency's operations over the past year.
- The **Statement of Cash Flows** reports how the Agency's cash was provided and used during the year. It also provides information about the Agency's operating, investing, and financing activities, and can be used to reconcile cash balances at December 31, 2015 and 2014. Fundamentally, this statement shows where cash came from, how cash was used, and what the change in cash was during the year.
- The **Notes to Basic Financial Statements** provides additional information that is integral to a full understanding of the Basic Financial Statements. The Notes to the Basic Financial Statements can be found in this report after the Basic Financial Statements.
- **Supplemental Information** includes the Schedule of Expenditures of Federal Awards,

presented for purposes of additional analysis as required by U.S. Office of Management

- and Budget 2 CFR 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). It also includes the Financial Data Schedules, which are submitted to HUD’s Real Estate Assessment Center (REAC) online system.

## Financial Analysis

### *Statement of Net Position*

The purpose of the statement of net position is to give the financial statement readers a snapshot of the fiscal condition of the Agency at a certain point in time. It presents end of the year data for assets, liabilities and net position (assets minus liabilities).

Statement of Net Position is summarized in the table below:

<u>ASSETS</u>	2015	2014	Increase/ (Decrease)	% Change
Current assets	\$ 9,322,580	\$ 7,441,063	\$ 1,881,517	22%
Restricted assets	2,916,738	2,362,800	553,938	23%
Capital assets, net	21,375,560	21,950,301	(574,741)	-3%
Other assets	60,464,216	60,429,769	34,447	0%
Deferred Outflows	327,741	-	327,741	0%
Total Assets	94,406,835	92,183,933	2,222,902	2%
<u>LIABILITIES</u>				
Current liabilities	5,801,024	5,463,393	337,631	6%
Non-current liabilities	17,956,317	14,604,557	3,351,760	23%
Deferred Inflows	766,467	-	766,467	0%
Total liabilities	24,523,808	20,067,950	4,455,858	22%
<u>NET POSITION</u>				
Invested in capital assets, net of related debt	5,535,262	6,028,575	(493,313)	-8%
Restricted	2,646,373	2,079,758	566,615	-27%
Unrestricted	61,701,392	64,007,650	(2,306,258)	-4%
Total Net Position	69,883,027	72,115,983	(2,232,956)	-3%
Total Liabilities and Net Position	\$ 94,406,835	\$ 92,183,933	\$ 2,222,902	2%

Total assets of the Agency at December 31, 2015 and 2014 amounted to \$94.4 million and \$92.2 million, respectively. The significant components of current assets are cash, short-term investments, and receivables from tenants and related parties. Restricted assets are cash and investments that are restricted for explicit purposes, like federal programs or project-specific

reserves. Capital assets include land, land improvements, leasehold improvements, structures, construction in progress, and equipment. All capital assets except for land and construction in progress are shown net of accumulated depreciation. Other assets include long-term notes receivables, interest receivable, assets held for sale and investments in joint ventures. The principal changes in assets from December 31, 2014 to December 31, 2015 were increases in current assets, specifically in interest receivable, due from other governments and assets held for sale. The changes in interest receivable are attributable to increases in loan activity to related parties. The amount due from other governments includes grant funds from local partners that weren't received by December 31, 2015, but will be received in 2016. Assets held for sale have increase since 2014 as Agency-owned single family assets become available for sale.

Total liabilities of the Agency were \$24.5 million and \$20.1 million at December 31, 2015 and 2014, respectively. Current liabilities include short-term accounts payable, accrued liabilities, current portions of long-term debt, and unearned revenue. Non-current liabilities are primarily made up of the long-term portion of notes and interest payable. Non-current liabilities increased from \$14.6 million in 2014 to \$18.0 million in 2015 due to the new GASB 68 requirements around the accounting and reporting of pension liabilities. Due to these new requirements, the Agency added a \$3.8 million liability to the balance sheet. This liability represents the difference between the Agency's total pension liability and the current plan assets calculated are fair value. See Note 15 in the Notes to the Basic Financial Statements for more information.

Net position represents the Agency's equity, a portion of which is restricted for certain uses. Net position is divided into the following three categories:

- **Invested in capital assets, net of related debt and depreciation:** Amounts on this line are the Agency's equity in land, structures, construction in progress, and equipment, net of related capital debt outstanding and accumulated depreciation.
- **Restricted net position:** These are assets subject to external limitations, and can be based on use, purpose, and/or time.
- **Unrestricted net position:** These resources are available for any use that is lawful and prudent based on the Agency's stated mission, and/or strategic plans.

The Agency's net position decreased by 2% during the year from \$72.1 million in 2014 to \$69.9 million in 2015. The decrease in net position represents an increase in long-term liabilities, which are mostly attributable to the new GASB 68 requirements initiated in 2015.

### **Statement of Revenues, Expenses and Changes in Net Position**

The purpose of the statement of revenues, expenses, and changes in net position is to present the operating and non-operating revenues earned by the Agency, the operating and non-operating expenses incurred, and other gains or losses of the Agency. This statement presents a glimpse into the financial activity that occurred from January 1, 2015 to December 31, 2015.

Operating revenues are the amounts received for providing housing services. This revenue can either come from tenants as rental payments, subsidy from the U.S. Department of Housing and Urban Development (HUD), Developer Fees for development activities, or as grant revenue from

another funding source. Non-operating revenues/expenses are earned/incurred when goods or services are not a part of normal business activity, for example, interest income or interest expense. Operating expenses are those costs incurred to maintain the housing units or to provide other services to our clientele. Capital contributions represent revenues earned from HUD for public housing capital repairs and rehabilitation.

Statement of Revenues, Expenses and Changes in Net Position is summarized in the table below:

	2015	2014	Increase (Decrease)	%
<b><u>OPERATING REVENUES</u></b>				
Rental revenue	\$ 3,089,770	\$ 2,894,035	\$ 195,735	7%
Fee revenue	354,951	476,859	(121,908)	-25%
HUD grants	54,383,867	53,508,904	874,963	2%
Other governmental grants	455,625	1,075,842	(620,217)	-58%
Other revenue	1,259,466	1,201,116	58,350	5%
<b>Total operating revenues</b>	<b>59,543,679</b>	<b>59,156,756</b>	<b>386,923</b>	<b>1%</b>
<b><u>OPERATING EXPENSES</u></b>				
Administrative	10,759,053	10,900,220	(141,167)	1%
Tenant services	499,593	153,454	346,139	226%
Utilities	530,752	628,874	(98,122)	-16%
Maintenance & operations	1,978,848	1,891,255	87,593	0%
Protective services	80,602	87,103	(6,501)	-7%
Insurance	314,550	265,620	48,930	18%
General	931,461	994,399	(62,938)	-6%
Housing assistance payments	44,993,932	45,052,228	(58,296)	0%
Amortization and depreciation	1,827,362	1,118,368	708,994	63%
<b>Total operating expenses</b>	<b>61,916,153</b>	<b>61,091,521</b>	<b>824,632</b>	<b>1%</b>
<b>Operating income (loss)</b>	<b>(2,372,474)</b>	<b>(1,934,765)</b>	<b>(437,709)</b>	<b>-23%</b>
<b><u>NONOPERATING REVENUES (EXPENSES)</u></b>				
Interest revenue	974,070	437,066	537,004	123%
Interest expense	(387,485)	(462,390)	74,905	16%
Developer fees	1,451,931	1,740,661	(288,730)	-17%
Other	848,673	525,273	323,400	62%
Gain (loss) on disposition of capital assets	(49,824)	490,335	(540,159)	-110%
<b>Total non-operating income</b>	<b>2,837,365</b>	<b>2,730,945</b>	<b>106,420</b>	<b>4%</b>
<b>Net income before contributions</b>	<b>464,891</b>	<b>796,180</b>	<b>(331,289)</b>	<b>-42%</b>

Capital contributions - capital grants	157,128	0	157,128	0%
<b>Increase (decrease) in net position</b>	<b>622,019</b>	<b>796,180</b>	<b>(174,161)</b>	<b>-22%</b>
Net Position at beginning of year	72,115,985	70,844,237	1,271,748	2%
Prior Period Adjustment	(2,854,977)	475,566	(3,330,543)	-700%
<b>Net Position - end of year</b>	<b>\$ 69,883,027</b>	<b>\$ 72,115,983</b>	<b>\$ (2,232,956)</b>	<b>-3%</b>

The statement of revenues, expenses and changes in net position, which preceded this section, reflects the year ended December 31, 2015 compared to the year ended December 31, 2014. Overall, operating revenues increased by 1%, or \$387 thousand, from 2014 to 2015; operating expenses also increased by 1%, or \$825 thousand for the year; non-operating revenues increased by \$106 thousand from 2014 to 2015; and capital contributions increased by \$157 thousand from prior year. These changes lead to a total decrease in net position of \$2.2 million from December 31, 2014 to December 31, 2015. Explanations of the primary reasons for these changes are as follows:

- The primary reason for the increase in operating revenue is additional funding from HUD grants received by the Agency.
- Operating expenses increased overall due to strategic investments in administrative costs, including personnel and software. Because of funding reductions in prior years, the Agency had not back-filled several positions across the Agency. Some key positions were added back in 2015 now that funding has stabilized. The Agency also began a strategic effort of upgrading the Agency's software systems in 2015, which will cost approximately \$2 million dollars over the course of three years.

### Capital Assets

The table below shows the Agency's capital assets, net of accumulated depreciation and amortization, at December 31, 2015 and December 31, 2014.

	2015	2014	Increase (Decrease)	%
Land	\$ 3,302,163	\$ 3,302,163	\$ -	0%
Structures	14,757,661	11,682,786	3,074,875	26%
Equipment	129,905	19,351	110,554	571%
Construction in progress	3,185,831	6,946,001	(3,760,170)	-54%
Total capital assets, net	\$ 21,375,560	\$ 21,950,301	\$ (574,741)	3%

Overall, the Agency's capital assets decreased by \$575 thousand during 2015, primarily resulting from depreciation exceeding capital additions in 2015 See Note 6 in the Notes to the Basic Financial Statements for more information.

## Debt Administration

The table below shows the Agency's outstanding debt at December 31, 2015 and 2014. Short term borrowings include inter-fund loans between programs, between the City & County Housing Authorities, or between component units of the Agency. Notes payable- non-related parties include loans and mortgages with external entities. Notes payable- related parties includes loans from joint ventures and Agency-sponsored limited partnership.

	2015	2014	Increase (Decrease)	%
Short term borrowings (Interfund)	\$ 1,834,077	\$ 1,834,077	\$ -	0%
Notes payable- non-related parties	9,984,304	12,063,185	(2,078,881)	-17%
Notes payable- related parties	5,855,994	4,574,369	1,281,625	28%
Total debt	<u>\$ 18,471,631</u>	<u>\$ 14,934,086</u>	<u>\$ 3,537,545</u>	<u>11%</u>

Most significantly, the Notes Payable- Non-Related Parties decreased by \$2.1 million during the year due to the full payment on Line of Credit of \$1.1 million and principal payments to various lenders.

This financial report is designed to provide a general overview of the Agency's finances to demonstrate the Agency's accountability for the money it receives. For questions about this report or requests for additional financial information, please contact the individual below.

Emily De La Guerra  
Director of Finance & Administrative Services  
1331 Fulton Mall  
Fresno, CA 93721  
Phone: (559) 457-4266

**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
**Fresno, California**

**STATEMENT OF NET POSITION**  
**FOR THE YEAR ENDED DECEMBER 31, 2015**

**ASSETS**

**Current Assets**

Cash & Investments	\$ 4,735,830
Accrued Interest Receivable	1,639,448
Accounts Receivable - Tenants, Net of Allowance for Doubtful Accounts of \$19,506	71,162
Accounts Receivable - Other, Net of Allowance for Doubtful Accounts of \$60,085	1,032,695
Due From Other Governments	934,615
Prepaid Expenses	268,727
Assets Held For Sale	640,103
<b>Total Current Assets</b>	<b><u>9,322,580</u></b>

**Restricted Assets**

Restricted Cash	2,916,738
<b>Total Restricted Assets</b>	<b><u>2,916,738</u></b>

**Non-Current Assets**

**Capital Assets**

Capital Assets - Not being depreciated	6,487,994
Capital Assets - Depreciable, Net of Accumulated Depreciation of \$40,714,233	14,887,566
<b>Total Capital Assets, Net</b>	<b><u>21,375,560</u></b>

**Other Non-Current Assets**

Notes Receivable From Related Parties	26,852,877
Notes Receivable From Non-related Parties, net of allowance for doubtful accounts of \$2,505,032	1,000,000
Interest Receivable - Related Parties	336,222
Interest Receivable - Non-related Parties	333,870
Investments In Joint Ventures	30,625,817
Assets Held For Sale	1,315,430
<b>Total Other Non-Current Assets</b>	<b><u>60,464,216</u></b>

**Deferred Outflow of Resources**

Pension Contributions	286,907
Actuarial	40,834
<b>Total Deferred Outflow of Resources</b>	<b><u>327,741</u></b>

**Total Assets and Deferred Outflows**

**\$ 94,406,835**

See accompanying notes to the basic financial statements

**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
**Fresno, California**

**STATEMENT OF NET POSITION**  
**FOR THE YEAR ENDED DECEMBER 31, 2015**  
**(continued)**

**LIABILITIES AND NET POSITION**

**Current Liabilities**

Vendors & Contractors Payable	\$	728,053
Accrued Salaries		140,440
Accrued Compensated Absences		293,590
Accrued Interest Payable		765,292
Resident Security Deposits		271,857
Due To Other Governments		438,289
Other Current Liabilities - Related Parties		609,773
Other Current Liabilities - Non-Related Parties		424,198
Notes Payable - Related Parties		1,574,627
Notes Payable - Non-Related Parties		372,929
Unearned Revenue		181,976
<b>Total Current Liabilities</b>		<b><u>5,801,024</u></b>

**Non-Current Liabilities**

Notes Payable - Related Parties		4,281,367
Notes Payable - Non-related Parties		9,611,374
Accrued Compensated Absences		163,580
Other Accrued Non-current Liabilities		53,466
Family Self-Sufficiency Escrow		5,994
Net Pension Liability		3,840,535
<b>Total Non-Current Liabilities</b>		<b><u>17,956,317</u></b>

**Deferred Inflows of Resources**

Actuarial		<u>766,467</u>
<b>Total Deferred Inflows of Resources</b>		<b><u>766,467</u></b>
<b>Total Liabilities and Deferred Inflows</b>		<b><u>24,523,808</u></b>

**Net Position**

Net Investment in Capital Assets		6,404,089
Restricted for:		
Housing Assistance Payments		1,723,446
Other Externally Required Reserves		922,927
Unrestricted		<u>60,832,565</u>
<b>Total Net Position</b>		<b><u>69,883,027</u></b>

<b>Total Liabilities and Deferred Inflows and Net Position</b>		<b><u><u>\$ 94,406,835</u></u></b>
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See accompanying notes to the basic financial statements

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**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
**Fresno, California**

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**FOR THE YEAR ENDED DECEMBER 31, 2015**

<b>Operating Revenues</b>	
Rental Revenue	\$ 3,089,770
Fee Revenue	354,951
HUD Grants	54,383,867
Other Governmental Grants	455,625
Other Revenue	1,259,466
<b>Total Operating Revenues</b>	<b><u>59,543,679</u></b>
<b>Operating Expenses</b>	
Administrative Expense	10,759,053
Tenant Services Expense	499,593
Utilities Expense	530,752
Maintenance & Operations Expense	1,978,848
Protective Services Expense	80,602
Insurance Expense	314,550
General Expense	931,461
Housing Assistance Payments	44,993,932
Depreciation	1,827,362
<b>Total Operating Expenses</b>	<b><u>61,916,151</u></b>
<b>Operating Income (Loss)</b>	<b><u>(2,372,472)</u></b>
<b>Non-Operating Revenues (Expenses)</b>	
Interest Revenue, Unrestricted	3,857
Interest Revenue, Restricted	3,930
Interest Revenue on Notes Receivable	936,283
Interest Expense	(357,485)
Fraud Recovery	19,268
Share of Joint Venture Net Income	642,541
Developer Fees	1,451,931
Transfer From/(To) Other Related Entity	186,864
Gain/(Loss) from Disposition of Capital Assets	(49,824)
<b>Total Non-Operating Revenues</b>	<b><u>2,837,365</u></b>
<b>Income (Loss) Before Contributions and Transfers</b>	<b><u>464,893</u></b>
<b>Capital Contributions</b>	<b><u>157,128</u></b>
<b>Increase (Decrease) in Net Position</b>	<b><u>622,021</u></b>
<b>Net Position, Beginning of Year</b>	<b><u>72,115,984</u></b>
Prior Period Adjustment	(2,854,978)
<b>Adjusted Net Position, Beginning of Year</b>	<b><u>69,261,006</u></b>
<b>Net Position, End of Year</b>	<b><u>\$ 69,883,027</u></b>

See accompanying notes to the basic financial statements

**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
**Fresno, California**

**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED DECEMBER 31, 2015**

**Cash Flows from Operating Activities:**

Cash received from tenants	\$	3,067,803
Cash received from others		2,535,984
Proceeds from the sale of assets held for sale		28,798
Repayments and interest received on notes receivable		385,512
Cash paid to employees for services		(6,578,266)
Cash paid to suppliers for goods and services		(6,706,679)
Cash received from operating grants		54,342,822
Cash paid for housing assistance		(44,993,932)
Net cash used by operating activities		2,082,042

**Cash Flows from Noncapital Financing Activities:**

Cash received from developers		1,451,931
Cash paid for repayment of line of credit		(1,128,277)
Net cash provided by noncapital financing activities		323,654

**Cash Flows From Capital Financing Activities:**

Acquisition of capital assets		(2,288,413)
Proceeds from sale of capital assets		6,177
Issuance of notes payable		2,301,152
Principal paid on long term debt		(1,970,132)
Interest paid on long term debt		(309,990)
Net cash used by capital financing activities		(2,104,078)

**Cash Flows From Investing Activities:**

Interest received from investments		3,857
Interest on restricted cash		3,930
Net cash provided by investing activities		7,787

Net increase (decrease) to cash		309,405
Cash at beginning of year		7,343,163
<b>Cash at end of year</b>	<b>\$</b>	<b>7,652,568</b>

See accompanying notes to the basic financial statements

**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
**Fresno, California**

**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED DECEMBER 31, 2015**  
**(Continued)**

**Reconciliation of Change in Net Position to Net**

**Cash Provided By (Used For) Operating Activities:**

Operating income (loss)	\$ (2,372,474)
Adjustments to reconcile change in net position to net cash provided by (used for) operating activities:	
Depreciation	1,827,362
Changes in joint ventures	642,541
Interest received on notes receivable	936,283
Fraud recovery	19,268
Other income	186,864
(Increase) decrease in accounts receivable - tenants	(30,050)
(Increase) decrease in accounts receivable - other	(341,656)
(Increase) decrease in due from other governments	(496,038)
(Increase) decrease in prepaid insurance	(44,053)
(Increase) decrease in investment in joint venture	(642,541)
(Increase) decrease in notes receivable	5,757
(Increase) decrease in assets held for resale	28,798
(Increase) decrease in interest receivable	(556,528)
(Increase) decrease in deferred outflows	(327,741)
Increase (decrease) in accounts payable - vendors	255,629
Increase (decrease) in due to related parties	71,428
Increase (decrease) in accrued salaries	(23,727)
Increase (decrease) in accrued compensated absences	(2,361)
Increase (decrease) in other accrued liabilities	49,826
Increase (decrease) in accounts payable - other governments	163,072
Increase (decrease) in deferred revenue	1,076,359
Increase (decrease) in FSS liabilities	(632)
Increase (decrease) in tenant security deposits payable	(11,185)
Increase (decrease) in pension liability	901,374
Increase (decrease) in deferred inflows	766,467
	766,467
Net cash provided by (used for) operating activities	\$ 2,082,042

**Reconciliation of Cash Per Statement of Net Position to Cash Per Statement of Cash Flows:**

Cash and investments	\$ 4,735,830
Restricted cash	2,916,738
Cash at end of year	\$ 7,652,568

**Significant noncash transactions:**

Transfer of a capital asset and offsetting liability	\$ 979,791
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See accompanying notes to the basic financial statements

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**HOUSING AUTHORITY OF THE CITY OF FRESNO  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
YEAR ENDED DECEMBER 31, 2015**

**(1) Summary of Significant Accounting Policies**

**(A) General Purpose**

The Housing Authority of the City of Fresno, California (the Agency) is responsible for the development and implementation of housing programs and activities for the City of Fresno, California. The Agency provides housing to families under a variety of programs including conventional Low Income Public Housing, Housing Choice Vouchers, Section 42 Low Income Housing Tax Credits, Migrant Services, Farm Labor Housing, Emergency Housing, and others.

**(B) Financial Reporting Entity**

The Agency was established by a resolution of the Fresno City Council on March 14, 1940. The Agency is governed by a seven-member Board of Commissioners appointed by the Mayor of the City of Fresno, where five members are appointed to four year terms, and two members, also residents of the agency housing programs, are appointed to two year terms.

As required by generally accepted accounting principles, these financial statements present the Agency and any component units. A component unit is an entity for which the primary government is considered to be financially accountable.

- The primary government is considered to be financially accountable for an organization if it appoints a voting majority of that organization's governing body, and (1) if the primary government is able to impose its will on that organization or (2) there is a potential for that organization to provide specific financial benefits to or impose specific financial burdens on the primary government.
- The primary government may also be considered financially accountable for an organization if that organization is fiscally dependent on the primary government (i.e., the organization is unable to approve or modify its budget, levy taxes or set rates/charges, or issue bonded debt without approval from the primary government).
- In certain cases, other organizations are included as component units if the nature and significance of their relationship with the primary government are such that their exclusion would cause the primary government's financial statements to be misleading or incomplete, even though the primary government is not considered financially accountable for that organization under the criteria previously described. A legally separate, tax exempt organization is reported as a component unit if (1) the economic resources received or held by the organization are entirely or almost entirely for the direct benefit of the primary government or its constituents; (2) the primary government is entitled to or has the ability to otherwise access a majority of the economic resources received or held by the organization; and (3) the economic resources received or held by the organization are significant to the primary government.

Component units must be classified as either "blended" or "discrete" in the primary government's financial statements. A component unit is "blended" if the governing boards of the two organizations are substantially the same, or if the component unit provides services entirely or almost entirely to the primary government. Component units that do not meet either of these two criteria are considered "discrete" and are reported only in the government-wide financial statements.

**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**YEAR ENDED DECEMBER 31, 2015**

A brief description of the Agency's blended component unit is as follows:

*Pacific Gardens Enterprises, Inc.* a California Corporation. In 2010, the Agency purchased 100% of the Corporation's outstanding stock. Pacific Gardens Enterprises, Inc. consists of a 56-unit affordable housing project in the City of Fresno. Separate financial statements are not issued for Pacific Gardens Enterprises, Inc.

**(C) Basis of Presentation**

The basic accounting and reporting entity is a "fund". A fund is defined as an independent fiscal and accounting entity with a self-balancing set of accounts, recording resources, related liabilities, obligations, reserves and equities segregated for the purpose of carrying out specific activities or attaining certain objectives with special regulations, restrictions or limitations.

The Agency has chosen to report its activity as one fund. The fund of the Agency is considered to be an enterprise fund. Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises, where the intent is that costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. Enterprise funds are also used when the governing body has decided that periodic determination of revenues earned, expenses incurred, or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

**(D) Measurement Focus/Basis of Accounting**

Measurement focus refers to what is being measured; basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

The Agency's operations are accounted for on an economic resources measurement focus using the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recorded at the time liabilities are incurred.

When the Agency incurs an expense for which both restricted and unrestricted resources may be used, it is the Agency's policy to use restricted resources first and then unrestricted resources as needed.

**(E) Cash and Cash Equivalents**

For the purpose of the cash flows, the Agency considers all of its cash and investments, including restricted cash, to be cash and cash equivalents. The Agency considers all of its investments to be highly liquid and, therefore, cash equivalents.

**(F) Assets Held for Sale**

Several of the Agency's funds administer homeownership programs. Assets held for sale consist of housing units set aside by the Agency for these homeownership programs. These assets are recorded at the Agency's cost to purchase the property or upon entering into a contract for sale, the estimated realizable value, if lower. See note 7 for further discussion.

**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**YEAR ENDED DECEMBER 31, 2015**

**(G) Capital Assets**

The Agency's Board of Commissioners adopted its current Fixed Asset Capitalization Policy in 2013. Capital assets are defined by the Agency as assets with an initial, individual cost of \$5,000 and having an estimated useful life of greater than one year. All purchased capital assets are valued at historical cost. Contributed capital assets are recorded at fair market value at the time received. Interest expense incurred during the development period is capitalized.

Capital assets acquired for proprietary funds are capitalized in the respective funds to which they apply. Depreciation of exhaustible capital assets used by proprietary funds is charged as an expense against operations, and accumulated depreciation is reported on the proprietary funds balance sheet. Depreciation has been provided over the estimated useful lives using the straight-line method of depreciation. Buildings are being depreciated over a useful life of thirty years, modernization costs over ten years, and dwelling and other equipment over five years.

**(H) Allowance for Doubtful Accounts**

Accounts receivable are stated net of an allowance for doubtful accounts. The Agency estimates an allowance based on an analysis of specific tenants, and landlord participants taking into consideration past due accounts and an assessment of the debtor's general ability to pay.

Notes receivable are stated net of allowance for loans that were made as part of the HOPE VI Revitalization and Hope 3 programs that the Agency has substantial doubt as to their collectability.

**(I) Net Position**

Net position represents the difference between assets and liabilities. Net investment in capital assets, net of related debt consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction, or improvement of those assets, including the interest due on the borrowing (excluding inter-fund borrowing). Net position is reported as restricted when there are limitations imposed on their use either through constitutional provisions or enabling legislation or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

**(J) Operating Revenue and Expenses**

Operating revenues are those revenues that are generated directly from the primary activity of the proprietary funds. For the Agency, these revenues are typically rental charges and operating grants. Operating expenses are necessary costs that have been incurred in order to provide the good or service that are the primary activity of the fund. All revenue and expenses not meeting these definitions are reported as non-operating revenue and expenses.

**(K) Income Taxes**

The Agency is exempt from Federal Income and California Franchise Taxes except for taxable transactions incurred by Pacific Gardens Enterprises, Inc., which is a California

**HOUSING AUTHORITY OF THE CITY OF FRESNO  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
YEAR ENDED DECEMBER 31, 2015**

corporation owned and operated by the Agency. The Agency files federal and state tax returns for the corporation.

**(L) Grant Restrictions**

The Agency has received loans and grants from the U.S. Department of Housing and Urban Development, the U.S. Department of Agriculture, and the California Housing Finance Agency to build and improve housing projects. The grants require that only individuals and families that meet various income, age and employment standards be housed or aided.

Further, if the fund equity of the Agency's U.S. Department of Agriculture program exceeds certain levels, the payments on these notes must be increased.

**(M) Use of Estimates**

The financial statements are prepared in conformity with accounting principles generally accepted in the United States of America, and accordingly, include amounts that are based on management's best estimates and judgments. Accordingly, actual results differ from the estimates.

**(N) Notes Receivable**

The accompanying financial statements reflect the recording of certain notes receivable that represent loans made to various parties, including related parties. In certain cases, the amount of collection is dependent upon future residual receipts to be generated by the property or contingent upon the ability of the owner to sell the property at an amount sufficient to pay all liens against the property, including the obligation to the Agency. Where reasonably estimable, an allowance for doubtful accounts has been recorded to reflect management's best estimate of likely losses associated with non-repayment. An estimate of any additional potential losses associated with non-repayment cannot be reasonably estimated at this time.

**(O) Defined Benefit Pension Plan**

Pensions - For purposes of measuring the net pension liability, deferred outflows and inflows of resources related to pensions, pension expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position have been determined on the same basis as they are reported by Housing Authority of the City of Fresno. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

GASB 68 requires that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used:

Valuation Date (VD)	June 30, 2014
Measurement Date (MD)	June 30, 2015
Measurement Period (MP)	June 30, 2014 to June 30, 2015

**HOUSING AUTHORITY OF THE CITY OF FRESNO  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
YEAR ENDED DECEMBER 31, 2015**

**(P) Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until that time. The Agency has two items that qualifies for for reporting in this category. Deferred outflows- pension contributions and deferred outflows- actuarial. Both of these items relate to the recording of the pension liability.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Agency has one item that qualifies for reporting in this category. Deferred inflows- actuarial is the net difference between the projected and actual earnings on the Agency’s pension plan investments.

**(2) Cash and Investments**

Cash and investments held by the Agency at December 31, 2015 are classified as follows in the accompanying Statement of Net Position:

Cash and investments	\$ 4,735,830
Restricted cash	<u>2,916,738</u>
<b>Total cash and investments</b>	<b><u>\$ 7,652,568</u></b>

**Disclosure Related to Interest Rate Risk**

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity its fair value will be to changes in market interest rates. In accordance with the Agency’s Investment Policy, the Agency manages its exposure to interest rate risks by purchasing a combination of shorter term and longer term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations.

**Disclosures Related to Credit Risk**

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization.

Although for the year ended December 31, 2015 the Agency did not maintain a significant equity position in investment pool activities, it is the policy of the Agency to invest only in highly rated securities to the extent practicable and where applicable by law.

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**Concentration of Credit Risk**

The investment policy of the Agency contains no limitations on the amount that can be invested in any one issuer beyond that stipulated by the California Government Code. There are no investments in any one issuer (other than external investment pools) that represent 5% or more of the Agency's total investments.

**Custodial Credit Risk**

Custodial credit risk for *deposits* is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The California Government Code and the Agency's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits, other than the following provision for deposits: The California Government Code requires California banks and savings and loan associations to secure the Agency's deposits not covered by federal deposit insurance by pledging mortgages or government securities as collateral. The market value of mortgages must equal at least 150% of the face value of deposits. The market value of government securities must equal at least 110% of the face value of deposits. Such collateral must be held in the pledging bank's trust department in a separate depository in an account for the Agency.

The custodial credit risk for *investments* is the risk that, in the event of the failure of the counterparty (broker-dealer, etc.) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The California Government Code and the Agency's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for investments. With respect to investments, custodial credit risk generally applies only to direct investments in marketable securities. Custodial credit risk does not apply to a local government's indirect investment in securities through the use of mutual funds or government investment pools (such as LAIF).

The Agency executed a "General Depository Agreement" with Bank of the West on September 23, 2009. This agreement states that "any portion of the PHA funds not insured by a Federal insurance organization shall be fully (100%) and continuously collateralized with specific and identifiable U.S. Government or Agency securities prescribed by HUD. Such securities shall be pledged and set aside in accordance with applicable law or Federal regulation."

As of December 31, 2015 \$140,882 of the Agency's deposits held with the California Housing Finance Agency (CHFA) were uncollateralized. This amount is inclusive of tenant security deposits.

**Equity in Investment Pool**

The Agency's cash and investments are pooled with the Housing Authority of the County of Fresno's cash and investments. Income from the investment of the pooled cash is allocated to each Agency's funds on a monthly basis, based on the average monthly balance of the fund as a percent of the average monthly total pooled cash balance.

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**(3) Restricted Cash**

Restricted cash consists of funds that cannot be disbursed by the Agency unless approval is obtained from another government agency, mortgagor, or restrictions are released.

Cash held by the California Housing Finance Agency (CHFA) can only be used for major repairs or insurance on the associated project and upon receipt of prior written approval from CHFA. Cash held as replacement reserves for the USDA projects cannot be disbursed without the approval of the USDA Rural Economic and Community Development. The funds held by CHFA, excess HAP funds and the funds held for the replacement of the USDA program projects are also reported as restricted net assets. The amounts held by the Agency on behalf of program participants, tenants and for future HAP payments not yet taken as revenue are also reported as payable from restricted assets. Details of restricted cash are as follows:

	<u>Cash Restriction</u>	<u>In Liabilities</u>	<u>In Restricted Net Assets</u>
<b>Cash restricted for:</b>			
HAP funding	\$ 1,723,446	\$ -	\$ 1,723,446
USDA project reserves	455,430	-	455,430
Tenant security deposits	270,366	270,366	-
Held in escrow	320,000	-	320,000
California Housing Finance Agency	129,257	-	129,257
Flexible benefits	18,240	-	18,240
	<u>\$ 2,916,738</u>	<u>\$ 270,366</u>	<u>\$ 2,646,373</u>

**(4) Accounts Receivable**

The Agency's accounts receivable consist of related party receivables, grant program receivables, overpayment to landlords and tenant rent receivables. Accounts receivables are carried at amortized costs, net of allowance for doubtful accounts. Provisions for losses are charged to operations in amounts sufficient to maintain an allowance for losses at a level considered adequate to cover probable losses inherent to The Agency's accounts receivable. The allowance for losses is based on management's evaluation of the collectability of the receivables and historical loss experience.

Accounts receivable as of December 31, 2015 consist of the following:

Related parties for short-term activities	\$ 74,983
Due from grantors	120,628
Section 8 landlords (net of allowance of \$60,086)	88,623
Other program balances	48,461
<b>Total accounts receivable</b>	<u><u>\$ 1,032,695</u></u>

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**(5) Due from Other Governments**

Due from Other Governments consists of the following:

Due from the U.S. Department of HUD	\$ 540,240
Due from other governments (i.e. CHFA, USDA, City of Fresno)	394,375
	<b>\$ 934,615</b>

**(6) Capital Assets**

	Balance at 12/31/2014	Additions	Deletions	Transfers	Balance at 12/31/2015
Capital assets not depreciated:					
Land	\$ 3,302,163	\$ -	\$ -	\$ -	\$ 3,302,163
Construction in progress	6,946,001	1,979,311	(979,791)	(4,759,689)	\$ 3,185,831
Total capital assets not depreciated	10,248,164	1,979,311	(979,791)	(4,759,689)	6,487,994
Capital assets being depreciated:					
Buildings & Improvements	48,870,948	13,800	(5,040)	4,759,689	\$ 53,639,397
Equipment	1,940,938	245,481	(224,016)	-	\$ 1,962,403
Total capital assets being depreciated	50,811,885	259,281	(229,056)	4,759,689	55,601,799
Less accumulated depreciation for:					
Buildings	(37,138,161)	(1,743,574)	-	-	\$(38,881,736)
Equipment	(1,971,586)	(83,788)	222,876	-	\$ (1,832,498)
Total accumulated depreciation	(39,109,748)	(1,827,362)	222,876	-	(40,714,233)
Total capital assets being depreciated, net	11,702,137	(1,568,081)	(6,180)	4,759,689	14,887,566
<b>TOTAL</b>	<b>21,950,301</b>	<b>411,230</b>	<b>(985,971)</b>	<b>-</b>	<b>21,375,560</b>

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**(7) Notes Receivable**

The following is a summary of changes in notes receivable as of December 31, 2015:

	<u>Balance 12/31/2014</u>	<u>Payments</u>	<u>Balance 12/31/2015</u>	<u>Interest Receivable</u>
<b><u>Notes Receivable - Non-Related Parties</u></b>				
City of Clovis	\$ 500,000	\$ -	\$ 500,000	\$ 72,500
Fresno Canyon Springs LP	500,000	-	500,000	261,370
<b>Total due from nonrelated parties</b>	<u>1,000,000</u>	<u>-</u>	<u>1,000,000</u>	<u>333,870</u>
<b><u>Notes Receivable - Related Parties</u></b>				
Better Opportunity Builders	125,000	-	125,000	-
Limited Partnerships:				
Renaissance at Trinity	400,000	-	400,000	-
Renaissance at Trinity - AHP Loan	200,000	-	200,000	-
Alta Monte	400,000	-	400,000	95,482
Santa Clara	400,000	-	400,000	118,505
Parc Grove Commons II	3,129,538	-	3,129,538	863,851
YEC Limited	6,258,336	-	6,258,336	360,898
Fresno Pacific Gardens LP	2,738,430	-	2,738,430	419,928
Parc Grove Northwest	75,301	-	75,301	-
Southeast Fresno RAD	11,377,000	-	11,377,000	112,102
Viking Village RAD	1,749,272	-	1,749,272	4,904
<b>Joint Ventures:</b>				
Villa Del Mar	5,756	(5,756)	-	-
<b>Total due from related parties</b>	<u>26,858,633</u>	<u>(5,756)</u>	<u>26,852,877</u>	<u>1,975,670</u>
<b>Totals</b>	<u><u>\$ 27,858,633</u></u>	<u><u>\$ (5,756)</u></u>	<u><u>\$ 27,852,877</u></u>	<u><u>\$ 2,309,540</u></u>

**Locally Held Soft Second Mortgages**

During 2009 the Agency began selling homes developed using its HOPE VI revitalization grant, the Sierra Pointe development. The homes were sold to low-income, first-time homebuyers and financed with mortgages provided by the HRFC, a joint venture of the Agency.

The HOPE VI program also carries secondary loans on each of the units that were sold. These secondary loans, totaling \$2,395,568 are deferred for 30 years. Since the secondary loans are deferred for 30 years, the Agency has estimated an allowance equal to the amounts of the loans for \$2,395,568.

Both the primary and secondary loans become due upon transfer or sale of the unit and may be assumed by a qualified buyer, subject to approval by the Agency. The HOPE 3 program carried loans similar to those described above for the HOPE VI program. These secondary loans, totaling \$109,464 are deferred for 30 years. Since the secondary loans are deferred for 30 years, the Agency has estimated an allowance equal to the amounts of the loans for \$109,464.

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Both the primary and secondary loans become due upon transfer or sale of the unit and may be assumed by a qualified buyer, subject to approval by the Agency.

First Time Home Buyer Program

The Agency administers a first time home buyer program, originally funded by HUD, utilizing a HOPE 3 grant. Under this program, the Agency developed properties for the purpose of selling them to qualified low and moderate income families. These loans accrue no interest unless the borrower defaults on the loan, in which case the loan accrues interest at a rate of ten percent per annum. No payment is due on the loan unless the borrower sells or transfers the property or any interest therein. These notes hold their value for six years from date of execution and thereafter are forgiven on a monthly basis through the twentieth year from the date of execution. As of December 31, 2015, \$109,464 of these loans is outstanding. Since these loans are intended to be forgiven and not collected, the Agency has recorded an allowance for doubtful accounts equal to the principal amount of the loans.

City of Clovis

The Agency has purchased a \$500,000 subordinate, multifamily housing revenue bond for the Silver Ridge at Clovis Project. The bond was purchased with homebuyer reserve proceeds. The proceeds of the bond were used to develop an apartment complex for seniors in the City of Clovis. The bond matures September 1, 2040 and accrues interest at a rate of 1% per annum.

Annual principal and interest payments depend on the residual cash flows of this future tax credit project. The availability of these cash flows to make future payments is unknown. No payments have been received on this loan. The outstanding principal and interest balances due at December 31, 2015 are \$500,000 and \$72,500, respectively.

Fresno Canyon Springs, LP

The Agency has loaned \$500,000 to Fresno Canyon Springs, LP, a California limited partnership. This loan was made using homebuyer reserve proceeds. The funds were used to finance the construction of a twenty-eight unit, affordable housing, tax credit project. The loan is amortized over thirty years, matures January 12, 2033, and carries a simple interest rate of 4% per annum. Payments on this loan are due only if the project generates residual receipts. No payments have been received on this loan. The outstanding principal and interest balances due at December 31, 2015 are \$500,000 and \$261,370, respectively.

Better Opportunities Builders, Inc.

On September 18, 2008, the Agency has made a loan of \$125,000 to Better Opportunities Builders (BOB), Inc. The loan is unsecured and interest free. No payments are due on this loan for 60 months after the date the Agency records the final release of construction covenants for the projects pursuant to the Disposition and Development Agreement (DDA). BOB is considered to be a related party of the Agency. The outstanding balance due at December 31, 2015 is \$125,000.

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Fresno Renaissance at Trinity, LP

On December 1, 2010 the Agency authorized a loan of \$400,000 to Fresno Renaissance at Trinity, LP, a related party to the Housing Authority of the City of Fresno, for the purpose of financing a 21-unit low-income multifamily project known as Renaissance at Trinity. The loan bears no interest with payments due on or before the maturity date of November 30, 2065. The note is secured by deed of trust of the development's property located in Fresno, California. Fresno Renaissance at Trinity, LP, is considered to be related party of the Agency. The outstanding balance due at December 31, 2015 is \$400,000.

On December 1, 2010, the Agency has entered into a loan agreement with Fresno Renaissance at Trinity, LP. The Agency was awarded a grant through the Affordable Housing Program (AHP) and these funds were in turn loaned to the Fresno Renaissance at Trinity, LP. The note bears no interest with principal payable upon completion of the project. The outstanding balance of the loan due from Fresno Renaissance at Trinity, LP at December 31, 2015 is \$200,000.

Fresno Renaissance at Alta Monte, LP

On December 13, 2011, the Partnership entered into a loan agreement with the Housing Authority of the City of Fresno, an affiliate of the Administrative General Partner, for an amount of \$400,000. This loan is secured by a Deed of Trust, bears interest at a simple rate of 7.5% during construction and 8.75% after construction completion. The loan matures on November 30, 2065. The Loan is payable in annual amounts equal to 50% of the residual receipts as defined in Article 1, Section 1.3 of the promissory note dated December 13, 2011. As of December 31, 2015, the outstanding principal and interest are \$400,000 and \$95,482, respectively. For the period, interest revenue on the loan was \$35,895.

1555 Santa Clara Street, LP

On December 1, 2010, the Partnership entered into a loan agreement with the Housing Authority of the City of Fresno, an affiliate of the Administrative General Partner, for an amount of \$400,000 (the "FHA Loan"). The loan bears interest on the outstanding balance at 8.75%. The FHA loan is secured by a Deed of Trust, and matures on December 30, 2066. Beginning January 14, 2014, annual payments of interest and principal are due equal to 50% of the residual receipts, as defined in the Partnership Agreement. As of December 31, 2015, the outstanding principal balance on the FHA Loan was \$400,000 and accrued interest was \$118,505. For the period, interest revenue on the loan was \$41,713.

Parc Grove Commons II, LP

On January 27, 2010, the Agency authorized a loan to Parc Grove Commons II Limited Partnership for \$5,322,730 for the development and construction of a mixed-income tax-credit rental unit project comprised of 215 rental units of which 31 are Public Housing units. Interest accrues at a rate of 5%, compounded annually prior to construction completion and 7.5% compounded annually thereafter. The entire amount of principal and accrued interest for both notes is due and payable on February 1, 2065. The note is secured by the deed of trust of the development's property located in Fresno, California. The outstanding principal and interest balances due at December 31, 2015 are \$3,129,538 and \$863,851, respectively. Interest revenue for the year was \$278,610.

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YEC Limited

The Agency has authorized three loans to YEC Limited, a California Limited Partnership for the purpose of financing the development and construction of a 69-unit public housing development in Fresno, California known as Yosemite Village. The project received low-income housing tax credits through the California Tax Credit Allocation Committee and is intended for rental to low-income families.

The first loan was authorized on November 1, 2008 for \$990,000. This loan is secured by the deed of trust of the development's property. This loan and applicable interest, if any, is deferred until November 1, 2063. As of December 31, 2015 accrued interest on this loan is \$360,898.

The second loan was also authorized on November 1, 2008 for \$362,984 which was passed-through from an allocation of Replacement Housing Factor (RHF) funds provided by the U.S. Department of Housing and Urban Development (HUD). This loan is unsecured, non-interest bearing and is due November 1, 2063.

The third loan was authorized on November 6, 2009 for \$5,829,325. This loan is secured by the deed of trust of the development's property. This loan bears no interest and is deferred until November 1, 2063. As of December 31, 2015 the outstanding balance for this loan is \$4,905,351.

The outstanding principal and interest balances due for all three loans at December 31, 2015 is \$6,258,336 and \$360,898 respectively.

Fresno Pacific Gardens, LP

The Agency has authorized three loans to Fresno Pacific Gardens, LP, for the purpose of rehabilitation and construction of a mixed-income rental unit project composed of fifty-five rental units and one manager's unit known as Pacific Gardens on land owned by the Agency. All three loans are secured by a deed of trust of the development's property. Fresno Pacific Gardens LP is considered a related party of the Agency.

The first loan was authorized on March 14, 2011 for \$1,588,656. The loan bears an interest rate of 5.4625% compounded annually, with principal and interest payable annually commencing January 1, 2012 from available cash flow. The note is secured by the deed of trust of the development's property located in Fresno, California. The outstanding principal and accrued interest balances at December 31, 2015 are \$1,588,656 and \$181,666 respectively. Interest revenue for the year was \$97,454.

The second loan was also authorized on March 14, 2011 in the amount of \$599,774. The loan bears an interest rate of 5.4625% compounded annually, with principal and interest payable annually commencing January 1, 2012 from available cash flow after payment of the principal and interest due on the first loan. The outstanding principal and accrued interest balances due at December 31, 2015 are \$599,774 and \$112,632 respectively. Interest revenue for the year was \$35,088

The third loan was also authorized on March 14, 2011 in the amount of \$550,000. The loan bears an interest rate of 5.4625% compounded annually, with principal and interest payable annually commencing January 1, 2012 from available cash flow after payment of principal and interest due on the first and second loans. The outstanding principal and accrued interest balances due at December 31, 2015 are \$550,000 and \$125,720 respectively. Interest revenue for the year was \$33,197.

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The outstanding principal and interest balances due for all three loans at December 31, 2015 is \$2,738,430 and \$419,928, respectively.

Parc Grove Northwest, LP

In June 2006, the Agency approved a loan from the City Relinquished Fund for the development of Parc Grove Northwest. This note bears 0% interest with principal payable in upon sale. In February 2013, the sale of this development was completed and the property was transferred to Parc Grove Northwest, LP. This note was reclassified from an Interfund loan to a Related Party Notes from Parc Grove Commons NW, LP upon conversion of the property. The outstanding balance at December 31, 2015 was \$75,301.

Southeast Fresno RAD, LP

On December 18, 2013, the Agency entered into a loan agreement with Southeast Fresno RAD, LP for \$6,377,000 to purchase (3) former public housing sites and rehabilitate into a 191-unit low-income multi-family project. The note bears an interest rate of 3.32% compounded annually, with principal and interest payable monthly commencing January 1, 2016 from available cash flow, as defined in the Partnership Agreement. The outstanding balance due at December 31, 2015 is \$6,377,000.

On December 18, 2013, the Agency entered into a second loan agreement with Southeast Fresno RAD, LP for \$5,000,000 for the purpose of redevelopment and rehabilitation of (3) former public housing sites into (2) sites that will consist of the 191-unit low-income housing. The note bears an interest rate of 4.0% compounded annually. Principal and interest payment will commence on January 1, 2015 from available Cash Flow as defined in the Partnership Agreement.

The outstanding principal and accrued interest balances due for both loans at December 31, 2015 are \$11,377,000 and \$112,102, respectively.

Viking Village RAD, LP

On March 18, 2014, the Agency entered into a Purchase Loan agreement with Viking Village Fresno RAD, LP for \$831,886 to purchase a certain property to rehabilitate into low income housing units. The note bears a 3.32% interest compounded annually and with a maturity date of March 18, 2069. Principal is payable upon maturity and interest is payable in monthly installments.

On March 18, 2014, the Agency entered into a second loan agreement with Viking Village for \$917,387 for the rehabilitation into thirty-nine (39) rental units of the above mentioned property. The note bears a 3.36% interest compounded annually and with a maturity of March 18, 2069. Principal is payable upon maturity and interest is payable in monthly installments.

The outstanding principal balance due for the two loans at December 31, 2015 was \$1,749,273 and accrued interest was \$4,904. Interest revenue for the year was \$56,342.

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**(8) Investment in Joint Ventures**

As of December 31, 2015, the Agency's investment in joint ventures is comprised of the following:

<b>Joint Venture</b>	<b>Investment</b>
Housing Relinquished Fund Corp	\$ 29,801,084
Silvercrest, Inc.	145,764
Housing Self-Insurance Corp	678,010
Villa Del Mar, Inc.	959
<b>Total investments in joint ventures</b>	<b><u><u>\$ 30,625,817</u></u></b>
 <b>Change in Investment in Joint Venture</b>	
Balance December 31, 2014	\$ 29,983,276
Change in Investment in Joint Venture	642,541
<b>Balance December 31, 2015</b>	<b><u><u>\$ 30,625,817</u></u></b>

*Housing Relinquished Fund Corporation (HRFC)* – This entity was created as a steward for the Housing Authority of the City and County of Fresno's development and investment capital. HRFC's Board is comprised of two members of the City and County Board of Commissioners. The Agency has a 64.74% equity interest in HRFC. HRFC does not issue separate financial statements.

*Housing Self Insurance Corporation (HSIC)* – This entity was organized to provide additional security against a variety of insurable and non-insurable losses to include deductibles, payouts, settlements, and other related obligations. HSIC's Board is comprised of two members of the City and County Board of Commissioner's. The Agency has a 82.39% equity interest in HSIC. HSIC does not issue separate financial statements.

*Silvercrest, Inc.*- This entity is a California non-profit public benefit corporation. Silvercrest was formed as a vehicle to own and operate a number of housing developments throughout Fresno County, primarily in a limited partnership arrangement with local developers. Silvercrest, Inc.'s Board is comprised of two members of the City and County Board of Commissioner's. The Agency has a 50% equity interest in Silvercrest, Inc. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985.

*Villa Del Mar, Inc.* – This entity was created for purposes of ownership and management of the 48-unit Villa Del Mar affordable housing project in the City of Fresno. Villa Del Mar, Inc.'s Board is comprised of two members of the City and County Board of Commissioners. The Agency has a 50% equity interest in Villa Del Mar, Inc. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985.

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**(9) Assets Held for Sale**

Assets held for sale consist of homes that are being developed using a variety of Federal, State, and local funds. The assets held for sale are recorded in the following funds:

	<u>Current</u>	<u>Noncurrent</u>	<u>Total</u>
CalHFA Program	\$ -	\$ 1,315,430	\$ 1,315,430
City Public Housing Program	566,671	-	566,671
Neighborhood Stabilization Program	73,432	-	73,432
<b>Total Assets Held for Sale</b>	<b><u>\$ 640,103</u></b>	<b><u>\$ 1,315,430</u></b>	<b><u>\$ 1,955,533</u></b>

The Agency used a portion of loans from the California Housing Finance Agency (CalHFA) HELP Program to purchase properties for use in future developments or for the future sale to program participants. The Agency purchased a parcel of land at a total cost of \$1,037,878 to be used for future development. The Agency also purchased two condominiums at a total cost of \$277,552 to be sold to participants in one of their programs. The total value of these three properties is \$1,315,430 at December 31, 2015.

The purpose of the Neighborhood Stabilization Program is to purchase foreclosed homes through public auction, renovate the homes, and sell them to qualified low or moderate income families. This program was funded by HUD, with the funds passed through the City of Fresno. As of December 31, 2015 the carrying value of remaining homes held for sale is \$73,432.

In accordance with Section 5 of the Public Housing Act, the Agency sells single family homes to qualified low-income residents. At December 31, 2015, the book value of homes held for sale is \$566,671.

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**(10) Long-Term Liabilities**

Changes in long-term liabilities for the year ended December 31, 2015 are as follows:

	<b>Balance 12/31/14</b>	<b>Additions</b>	<b>Payments/ Deletions</b>	<b>Balance 12/31/15</b>	<b>Due Within One Year</b>
<b>Notes payable - non-related parties:</b>					
U.S. Department of Agriculture					
Mariposa FLH	\$ 604,726	\$ -	\$ (96,526)	\$ 508,200	\$ 99,130
California Housing Finance Agency					
Garland Gardens	1,055,051	-	(137,605)	917,446	151,022
HELP Program	1,270,742	-	(598,953)	671,789	-
City of Fresno NSP	44,441	-	-	44,441	-
City of Fresno NSP 3	3,000,036	-	-	3,000,036	-
Mortgages:					
El Cortez Apartments	1,348,017	-	(32,185)	1,315,832	33,374
Dayton Square	1,692,692	-	(39,998)	1,652,694	41,900
Woodside Apartments	1,919,203	-	(45,337)	1,873,866	47,503
Line of Credit	1,128,277	-	(1,128,277)	-	\$ -
<b>Total notes payable - non-related parties</b>	<b>12,063,185</b>	<b>-</b>	<b>(2,078,881)</b>	<b>9,984,304</b>	<b>372,929</b>
<b>Notes payable - related parties:</b>					
P&CD (Kerr Rug) to HRFC	607,744	-	-	607,744	-
P&CD (Pacific Garden) to HRFC	1,340,894	-	-	1,340,894	-
P&CD (Various pre-dev) to HRFC	293,002	2,165,184	(883,559)	1,574,627	1,574,627
Helm Home to HRFC	992,220	-	-	992,220	-
Relinquished Fund (Elderberry) to HRFC	5,000	-	-	5,000	-
Office building to HRFC	154,000	-	-	154,000	-
Cap Fund (Pacific Garden) to BOB	-	-	-	-	-
LIPH (Townsend) to HRFC	98,097	-	-	98,097	-
San Ramon (NSP 3) to HRFC	1,083,412	-	-	1,083,412	-
	<b>4,574,369</b>	<b>2,165,184</b>	<b>(883,559)</b>	<b>5,855,994</b>	<b>1,574,627</b>
<b>Other Liabilities:</b>					
Interest payable	771,264	64,329	(70,301)	765,292	765,292
Compensated Absences	459,531	635,155	(637,516)	457,170	293,590
Family Self-Sufficiency	6,626	-	(632)	5,994	-
Homebuyers earned payments	53,466	-	-	53,466	-
Net Pension Liability	2,939,165	901,370	-	3,840,535	-
	<b>4,230,052</b>	<b>1,600,854</b>	<b>(708,449)</b>	<b>5,122,457</b>	<b>1,058,882</b>
<b>Totals</b>	<b>\$ 20,867,606</b>	<b>\$ 3,766,038</b>	<b>\$ (3,670,889)</b>	<b>\$ 20,962,755</b>	<b>\$ 3,006,438</b>

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The beginning balance was restated to reflect the pension liability as of the beginning of the year due to the implementation of GASB Statement No. 68.

The following is a schedule of debt payment requirements to maturity for notes and mortgages payable.

<b><u>Year Ending December 31</u></b>	<b>Notes</b>		
	<b><u>Principal</u></b>	<b><u>Interest</u></b>	<b><u>Total</u></b>
2016	\$ 1,947,557	\$ 765,292	\$ 2,912,849
2017	1,095,786	482,100	1,577,886
2018	397,849	453,680	851,529
2019	424,150	429,373	853,523
2020	3,250,066	796,409	4,046,475
2021-2025	2,674,030	1,070,302	3,744,332
2026-2030	2,589,718	713,332	3,303,050
2031-2035	2,597,486	808,778	3,406,264
2036-2040	863,656	108,547	972,203
Total debt payment requirements	<b><u><u>\$ 15,840,298</u></u></b>	<b><u><u>\$ 5,627,813</u></u></b>	<b><u><u>\$ 21,468,111</u></u></b>

**U.S. Department of Agriculture Notes**

The Agency entered into two notes with the United States Department of Agriculture Farmer Homes Administration under the Farm Labor Housing Union Loan program. In accordance with the notes, the Agency used the funds for the acquisition and development of four multi-unit rental housing developments. The notes accrue interest at 1% per annum. The notes mature on April 2, 2033. At December 31, 2015 the outstanding balance for the notes is \$508,200.

**Garland Gardens**

The Agency entered into a note with the California Housing Finance Agency (CHFA) on July 1, 1979 for \$2,406,600. The note accrues interest of 9.34% per annum, requires a monthly payment of \$19,196, and matures on January 1, 2021. At December 31, 2015 the outstanding balance is \$917,446.

**HELP Program**

The Agency has entered into loan agreements with the California Housing Finance Agency (CHFA). The purpose of the first loan is to establish a revolving source of funds to finance the acquisition, demolition and construction/rehabilitation costs for an infill and substandard single-family housing program. The purpose of the second loan is to establish a revolving loan fund to assist with the development of ownership housing. During 2015, the Agency paid \$634,172 of which \$598,952 and \$35,220 were applied to accrued interest and principal, respectively. As of December 31, 2015 the outstanding principal balance is \$671,789.

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City of Fresno NSP notes

In October 2009, the Agency entered into an agreement with the City of Fresno to administer the Neighborhood Stabilization Program (NSP), a federal program that is being funded by HUD. The City of Fresno agreed to loan the Agency up to \$5,000,000 to purchase foreclosed homes through public auction, renovate the homes, and sell them to qualified low or moderate income families. The Agency is responsible for executing the loans with the buyers. As the loans are repaid the Agency is to reimburse the City of Fresno. Because the dates of repayment will vary based on the affordability of each family, the annual amounts due to the City of Fresno are unknown; therefore, this note has not been included in schedule of debt payment requirements. As of December 31, 2015 the outstanding balance is \$44,441.

In March 2013, the Agency entered into a Loan Agreement with the City of Fresno for \$1,800,000 to administer the Neighborhood Stabilization Program, a federal program funded by HUD. This loan is intended for the construction, rehabilitation, and/or preservation of project units and affordable housing units. In March 2014, an Amendment to the Agreement was made to increase the loan amount to \$3,000,000. This note carries a 2% simple annual interest rate. Current payment terms are based upon residual cash flow of the properties being funded with principal and interest payable 30 years from origination date. As of December 31, 2015, the current outstanding balance of this note is \$3,000,036.

Mortgages

On January 14, 2004, the Agency borrowed \$5,000,000 from the Bank of the West, with the purpose of refinancing the debt on three apartment complexes: El Cortez Apartments, Dayton Square, and Woodside Apartments. Each of the three loans is secured by a different apartment complex. On March 20, 2014, the three mortgages were re-financed at 4.25% and set to mature on January 5, 2024. As of December 31, 2015 the balances are the following:

	<b>Principal</b>	<b>Monthly Payment</b>	<b>Due within one year</b>
El Cortez	\$1,315,834	\$7,470	\$33,374
Dayton Square	\$1,652,694	\$9,378	41,900
Woodside Apartments	\$1,873,866	\$10,632	47,503

Line of Credit

The Agency paid its line of credit balance of \$1,128,277 in full in 2015. The credit line has been extinguished as of December 31, 2015.

Housing Relinquished Fund Corporation (HRFC)

On June 2, 2010, the Agency recorded in the Planning and Community Development fund two promissory notes with the HRFC for the acquisition of property on G Street in Fresno, California to be used for the development of Chinatown SRO. The first loan for \$105,000 carried an interest

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rate of 5% per annum and was paid off on June 2, 2013. The second loan for \$755,000 carries an interest rate of 5% per annum and is due June 2, 2015. Payments for the second loan are to be made from the refinancing associated with Kerr Rug. The outstanding balance of the remaining loan at December 31, 2015 is \$607,744.

On June 2, 2010, the Agency recorded in the Planning and Community Development fund a promissory note entered into with the HRFC for \$2,700,000 for the acquisition of 100% of the shares of Pacific Gardens Enterprises, Inc., the sole owner of Pacific Gardens Apartments located in Fresno, California. Payments for the loan are to be made from the eventual sale or refinancing of the apartment complex. The loan carries an interest rate of 5% per annum and is due upon sale or refinance of the complex. The outstanding balance at December 31, 2015 is \$1,340,894.

Predevelopment loans are made throughout the year. Payments are to be made from the sale of the properties. The balance of these loans at the beginning of the year was \$293,002. During the year, \$2,165,184 was added and \$883,559 was paid. The outstanding balance at December 31, 2015 is \$1,574,627.

The Helm Home is located at 1749 L Street in Fresno, was purchased in March 2010 and is on the local register of Historical sites. The loan carries an interest rate of 5% per annum and is due upon sale or refinance of the complex. The outstanding balance at December 31, 2015 is \$992,220.

The Agency entered into a promissory agreement with the HRFC for \$154,000, a portion of the acquisition of the Central Office Building. This note bears no interest and is open ended with regard to payment. The outstanding balance on this note is \$154,000.

On October 1, 2006 the Agency obtained a loan from HRFC for the purchase of the property at 3129 E. Townsend properties for \$98,097. The note bears no interest and the principal is payable upon sale of property. This property is currently in Assets Held for Sale.

On August 28, 2013, the Board approved a \$1.25 million loan from HRFC for the San Ramon Court project for the rehabilitation of 32 multi-family housing units located at 1328 and 1346 E. San Ramon, Fresno. The note bears a simple interest of 4.0% per annum with a maturity date of August 27, 2068. Payment shall be from residual receipts of the property. As of December 31, 2015, the total outstanding loan balance is \$1,083,412.

Family Self Sufficiency

The Family Self Sufficiency (FSS) program provides supportive services that enable participating low and moderate income families to achieve economic independence and self-sufficiency. The Agency contracts with each participating family to set aside funds in an interest-bearing account until that family can afford to pay its entire monthly rent without assistance from the Agency. Upon successful completion of the program requirements, those funds are disbursed to the family. The Agency's liability to FSS participants at December 31, 2015 total \$5,994.

Compensated Absences Payable

It is the Agency's policy to permit employees to accumulate earned but unused vacation leave, which will be paid to employees upon separation from the Agency's service or used in future periods. The Agency permits employees to accumulate earned but unused sick leave which will be used in future periods, paid to the employee upon termination, or paid to the employee upon retirement. Upon termination employees are paid 25% of the value of their unused sick leave, except for the Executive Director who is entitled to 100% of the value of his sick leave upon

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request. Upon retirement, employees are paid 50% of the value of their unused sick leave. As of December 31, 2015, accrued vacation and vested sick leave have been valued by the Agency at \$457,170.

**(11) Due to Other Governments**

Due to Other Governments consists of the following:

Due to Housing Authority of Fresno County	\$ 238,923
Due to U.S. Department of HUD	192,714
Other	6,652
<b>Total Due to Other Government</b>	<b>\$ 438,289</b>

**(12) Other Current Liabilities**

Other current liabilities at December 31, 2015 consist of the following:

Related Parties:	
Due to HRFC	\$ 183,189
Due to HSIC	192,068
Due to other Related Parties	234,516
<b>Total</b>	<b>\$ 609,773</b>
Non-Related Parties:	
Withholdings and benefits payable	\$ 279,419
Unclaimed refunds	139,829
Other	4,950
<b>Total</b>	<b>\$ 424,198</b>

**(13) Unearned Revenues**

Unearned revenues consist of the following:

Prepaid HUD annual contributions	\$ 122,476
Prepaid rents	18,929
Other	40,571
<b>Total</b>	<b>\$ 181,676</b>

**(14) Deferred Compensation**

The Agency offers its employees a deferred compensation plan created in accordance with Internal Revenue Code 457. The plan, available to all permanent employees, permits them to defer a portion of their current salary until future years. The deferred compensation is not available to employees until termination, retirement, death or unforeseeable emergency. All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income

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attributable to those amounts, property, or rights are held in trust for the exclusive benefit of participants and their beneficiaries.

The Agency maintains two plans which are administered by Mass Mutual and the California Public Employees' Retirement System. These funds are not recorded as assets of the Authorities since they are held in trust for the exclusive benefit of participants and their beneficiaries and are not subject to claims of the Agency's general creditors.

**(15) Defined Benefit Pension Plan**

**Plan Descriptions** All qualified permanent and probationary employees are eligible to participate in the Local Government's Miscellaneous Plans, agent multiple-employer defined benefit pension plans administered by the California Public Employees' Retirement System (CalPERS), which acts as a common investment and administrative agent for its participating member employers. Benefit provisions under the Plans are established by State statute and Local Government resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

**Plan's Major Benefit Options**

**Benefits Provided** – CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment.

Shown below is a summary of the major optional benefits for which your agency has contracted.

<b>Contract Package</b>			
	Active Misc	Active Misc	Receiving Misc
<b>Benefit Provision</b>			
Benefit Formula	2.0% @ 60	2.0% @ 62	
Social Security Coverage	Yes	Yes	
Full/Modified	Modified	Full	
Employee Contribution Rate	7.00%	6.25%	
Final Average Compensation Period	One Year	Three Year	
Sick Leave Credit	Yes	Yes	
Non-Industrial Disability	Standard	Standard	
Industrial Disability	No	No	
<b>Pre-Retirement Death Benefits</b>			
Optional Settlement 2W	No	No	
1959 Survivor Benefit Level	No	No	
Special	No	No	
Alternate (firefighters)	No	No	
<b>Post-Retirement Death Benefits</b>			
Lump Sum	\$500	\$500	\$500
Survivor Allowance (PRSA)	No	No	No
COLA	2%	2%	2%

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**Employees Covered**

<b>Summary of Valuation Data (Counts)</b>		
	<b>June 30, 2013</b>	<b>June 30, 2014</b>
1. Active Members	106	104
2. Transferred Members	26	27
3. Terminated Members	64	68
4. Retired Members and Beneficiaries	104	104
5. <b>Active to Retired Ratio [(1) / (4)]</b>	1.02	1.00

Counts of members included in the valuation are counts of the records processed by the valuation. Multiple records may exist for those who have service in more than one valuation group. This does not result in double counting of liabilities.

Average Annual Benefits represents benefit amounts payable by this plan only. Some members may have service with another agency and would therefore have a larger total benefit than would be included as part of the average shown here.

**Contribution Description**

Section 20814(c) of the California Public Employees' Retirement Law (PERL) requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through CalPERS' annual actuarial valuation process. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Employer contribution rates may change if plan contracts are amended. It is the responsibility of the employer to make necessary accounting adjustments to reflect the impact due to any Employer-Paid Member Contributions or situations where members are paying a portion of the employer contribution.

For the measurement period ending June 30, 2015 (the measurement date), the average active employee contribution rate is 6.25 percent of annual pay, and the average employer's contribution rate is 7.507 percent of annual payroll. Employer contribution rates may change if plan contracts are amended. It is the responsibility of the employer to make necessary accounting adjustments to reflect the impact due to any Employer Paid Member Contributions or situations where members are paying a portion of the employer contribution.

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**Actuarial Methods and Assumptions Used to Determine Total Pension Liability**

The June 30, 2014 valuation was rolled forward to determine the June 30, 2015 total pension liability, based on the following actuarial methods and assumptions:

Actuarial Cost Method	Entry Age Normal in accordance with the requirements of GASB 68
Amortization Method/Period	For details, see June 30, 2012 Funding Valuation Report
Actuarial Assumptions	
Discount Rate	7.65%
Inflation	2.75%
Salary Increases	Varies by Entry Age and Service
Payroll Growth	3%
Investment Rate of Return	7.65% Net of Pension Plan Investment Expenses, includes Inflation
Retirement Age	The probabilities of Retirement are based on the 2010 CalPERS Experience Study for the Period from 1997 to 2007.
Mortality Rate Table <sup>1</sup>	The probabilities of mortality are based on the 2010 CalPERS Experience Study for the period from 1997 to 2007. Pre-retirement and Post-retirement mortality rates include 5 years of projected mortality improvement using Scale AA published by the Society of Actuaries.
Post Retirement Benefit Increase	Contract COLA up to 2.75% until Purchasing Power Protection Allowance Floor on Purchasing Power applies, 2.75% thereafter

<sup>1</sup> The mortality table used was developed based on CalPERS' specific data. The table includes 20 years of mortality improvements using Society of Actuaries Scale BB. For more details on this table, please refer to the 2014 experience study report.

All other actuarial assumptions used in the June 30, 2014 valuation were based on the results of an actuarial experience study for the period from 1997 to 2011, including updates to salary increase, mortality and retirement rates. The Experience Study report can be obtained at CalPERS' website under Forms and Publications.

**Change of Assumptions**

GASB 68, paragraph 68 states that the long long-term expected rate of return should be determined net of pension plan investment expense but without reduction for pension plan administrative expense. The discount rate of 7.50 percent used for the June 30, 2014 measurement date was net of administrative expenses. The discount rate of 7.65 percent used for the June 30, 2015 measurement date is without reduction of pension plan administrative expense.

**Discount Rate**

The discount rate used to measure the total pension liability was 7.65 percent. To determine whether the municipal bond rate should be used in the calculation of a discount rate for each plan, CalPERS

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stress tested plans that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. Based on the testing of the plans, the tests revealed the assets would not run out. Therefore, the current 7.65 percent discount rate is appropriate and the use of the municipal bond rate calculation is not deemed necessary. The long-term expected discount rate of 7.65 percent is applied to all plans in the Public Employees Retirement Fund. The stress test results are presented in a detailed report called “GASB Crossover Testing Report” that can be obtained at CalPERS’ website under the GASB 68 section.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, staff took into account both short-term and long-term market return expectations as well as the expected pension fund (Public Employees’ Retirement Fund) cash flows. Such cash flows were developed assuming that both members and employers will make their required contributions on time and as scheduled in all future years. Using historical returns of all the funds’ asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent.

The table below reflects long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. The target allocation shown was adopted by the Board effective on July 1, 2014.

<b>Asset Class</b>	<b>Current Target Allocation</b>	<b>Real Return Years 1 – 10<sup>1</sup></b>	<b>Real Return Years 11<sup>2</sup></b>
Global Equity	51.0%	5.25%	5.71%
Global Fixed Income	19.0%	0.99%	2.43%
Inflation Sensitive	6.0%	0.45%	3.36%
Private Equity	10.0%	6.83%	6.95%
Real Estate	10.0%	4.50%	5.13%
Infrastructure and Forestland	2.0%	4.50%	5.09%
Liquidity	2.0%	(0.55%)	(1.05%)

<sup>1</sup>An expected inflation of 2.5% used for this period

<sup>2</sup>An expected inflation of 3.0% used for this period

**Pension Plan Fiduciary Net Position**

The Plan’s Fiduciary Net Position at June 30, 2015 was \$25,894,211. As of the start of the period, the Net Pension Liability was \$2,939,165.

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**Changes in Net Pension Liability**

The Changes in Net Pension Liability for the year ended June 30, 2015 were as follows:

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability /(Asset)
	(a)	(b)	(c) = (a) - (b)
<b>Balance at: 06/30/2014</b>	<b>29,086,141</b>	<b>26,146,976</b>	<b>2,939,165</b>
<b>Changes Recognized for the Measurement Period</b>			
Service Cost	631,110	-	631,110
Interest on Total Pension Liability	2,143,493	-	2,143,493
Changes of Benefit Terms	-	-	-
Changes of Assumptions	(516,001)	-	(516,001)
Differences between Expected and Actual Experience	(122,369)	-	(122,369)
Plan to Plan Resource ovement	-	-	-
Contributions - Employer	-	340,596	(340,596)
Contributions - Employees	-	336,751	(336,751)
Net Investment Income	-	586,662	(586,662)
Benefit Payments, including Refunds of Employee Contributions	(1,487,628)	(1,487,628)	-
Administrative Expense	-	(29,146)	29,146
<b>Net Changes during 2014-2015</b>	<b>648,605</b>	<b>(252,765)</b>	<b>901,370</b>
<b>Balance at: 06/30/2015</b>	<b>29,734,746</b>	<b>25,894,211</b>	<b>3,840,535</b>

**Sensitivity of the Net Pension Liability to Changes in the Discount Rate**

	Discount Rate – 1% (6.65%)	Current Discount Rate (7.65%)	Discount Rate + 1% (8.65%)
Plan's Net Pension Liability/ (Asset)	\$7,752,205	\$3,840,535	\$608,630

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**Subsequent Events**

There were no subsequent events that would materially affect the results presented in this disclosure.

**Recognition of Gains and Losses**

Under GASB 68, gains and losses related to changes in total pension liability and fiduciary net position are recognized in pension expense systematically over time.

The first amortized amounts are recognized in pension expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to pensions and are to be recognized in future pension expense.

The amortization period differs depending on the source of the gain or loss:

Difference between projected and actual earnings on investments	5 year straight-line amortization
All other amounts	Straight-line amortization over the average expected remaining service lives of all members that are provided with benefits (active, inactive, and retired) as of the beginning of the measurement period

**Expected Average Remaining Service Lifetime (EARSL)**

The expected average remaining service lifetime (EARSL) is calculated by dividing the total future service years by the total number of plan participants (active, inactive, and retired). Note that inactive employees and retirees have remaining service lifetimes equal to 0. Also note that total future service is based on the members' probability of decrementing due to an event other than receiving a cash refund.

The EARSL for the Plan for the June 30, 2015 measurement date is 4.1 years, which was obtained by dividing the total service years of 1,169 (the sum of remaining service lifetimes of the active employees) by 285 (the total number of participants: active, inactive, and retired). Note that inactive employees and retirees have remaining service lifetimes equal to 0. Also note that total future service is based on the members' probability of decrementing due to an event other than receiving a cash refund.

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**Deferred Outflows and Deferred Inflows of Resources**

As of June 30, 2015, the Housing Authority of the City of Fresno has deferred outflows and deferred inflows of resources related to pensions listed below. Contributions subsequent to the measurement date are also shown as a Deferred Outflow of Resources.

	<b>Deferred Outflows of Resources</b>	<b>Deferred inflows of Resources</b>
Changes of Assumptions	\$ -	\$ (386,734)
Differences between Expected and Actual Experiences	40,834	(134,044)
Pension payments between June 30 and December 31, 2015	286,907	-
Net Difference between Projected and Actual Earnings on Pension Plan Investments	-	(245,689)
<b>Total</b>	<b>\$ 327,741</b>	<b>\$ (766,467)</b>

Pension expense for the current year is \$1,848,048.

The \$286,907 in pension payments between June 30 and December 31, 2015, reported as deferred outflows of resources related to employer contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2016. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

<b>Measurement Periods Ended June 30:</b>	<b>Deferred Outflows/ (Inflows) of Resources</b>
2016	(\$331,968)
2017	(331,968)
2018	(326,379)
2019	264,671
2020	-

**(16) Insurance Coverage**

HARRP

The Agency is a member of the Housing Authority Risk Retention Pool (HARRP). HARRP was established by public housing authorities participating in an intergovernmental cooperation agreement pursuant to specific statutes in Oregon, Washington, California and Nevada for the purpose of operating and maintaining a cooperative program of risk management and loss indemnification. HARRP offers property, general, automobile, fidelity, and officers' liability insurance to participants. Membership was comprised of approximately 90 public housing authorities at December 31, 2014. The relationship between the Agency and HARRP is such that HARRP is not a component unit of the Agency for financial reporting purposes.

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The Agency's insurance expense was \$314,550 for the year ended December 31, 2015. The loss limits for the various types of insurance are follows: \$2,000,000 for property with a deductible per occurrence of \$10,000; \$2,000,000 for general liability with no deductible; \$2,000,000 for automobile, including losses arising from the use of a non-owned covered automobile; \$100,000 for employee dishonesty and forgery and alteration with a \$1,000 deductible; \$10,000 for theft with a \$1,000 deductible; and \$2,000,000 for errors and omissions with a 10% co-pay.

This activity related to risk management is also accounted for in the Housing Self Insurance Corporation (HSIC), a joint venture of the Agency. HSIC records an expense when it pays for repairs to the Agency's properties when incurred. HSIC records revenue when it receives payment from the Agency for insurance premiums recorded as expense by the Agency.

California Housing Worker's Compensation Authority

The Agency is insured for workers' compensation claims by the California Housing Workers' Compensation Authority (CHWCA). Under this program, the pool provides up to \$550,000 workers' compensation coverage and \$550,000 employer's liability coverage. CHWCA also provides excess workers' compensation coverage with the following limits: The Agency is insured for Statutory Workers' Compensation by the Safety National Casualty Corporation. The pool provides up to \$5,000,000 per occurrence.

**(17) Participation in Related Party Limited Partnerships**

YEC Limited

YEC Limited, a California Limited Partnership, was formed to construct, hold and otherwise operate the 69-unit single family residential project known as Yosemite Village. The project is located in Fresno, California and is intended for rental to low-income families. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on February 7, 2007, by the Housing Authority of the City of Fresno as the Co-General Partner and Silvercrest, Inc., a California non-profit public benefit corporation, as the Managing General Partner. The day to day operations of the partnership are controlled by the Managing General Partner. This agreement was later amended to admit Columbia Housing/PNC Institutional Fund XLI Limited Partnership as the Investment Limited Partner and Columbia Housing SLP Corporation as the Special Limited Partner.

Together, the two General Partners (the Housing Authority of the City of Fresno and Silvercrest Inc.) are allocated 0.01% interest of all net profits (or net losses) of the partnership. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985. See Note 7 for descriptions of any related party transactions between the Agency and the partnership.

Parc Grove Commons II, Limited Partnership

Parc Grove Commons II, a California Limited Partnership, was formed for the development and construction of a mixed-income tax-credit rental unit project comprised of 215 rental units. The project is located in Fresno, California and is intended for rental to low-income families. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

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The partnership was originally formed on March 11, 2008, by Silvercrest Inc., a California non-profit public benefit corporation as the Managing General Partner, and the Housing Authority of the City of Fresno as the Co-General Partner. The day to day operations of the partnership are controlled by the Managing General Partner. This agreement was later amended on January 27, 2010 to admit Wachovia Affordable Housing Community Development Corporation as the Investor Limited Partner and as State Equity Limited Partner.

Together, the two General Partners, (the Housing Authority of the City of Fresno and Silvercrest Inc.) are allocated a 0.01% interest of all net profits (or net losses) of the partnership. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985. See Note 7 for descriptions of any related party transactions between the Agency and the partnership.

Fresno Renaissance at Trinity, LP

Fresno Renaissance at Trinity, a California Limited Partnership, was formed to acquire, construct/rehabilitate, and operate the Renaissance at Trinity Apartments, a 21-unit permanent supportive housing project located in Fresno, California. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on June 9, 2010, by Fresno Renaissance at Trinity, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest Inc., a California nonprofit public benefit corporation as the Managing General Partner. The day to day operations of the partnership are controlled by the Managing General Partner. The agreement was later amended as of December 1, 2010 to admit PNC Real Estate Tax Credit Capital Institutional Fund 47 Limited Partnership as the Investment Limited Partner, and Colombia Housing SLP Corporation as the Special Limited Partner.

Together, the two General Partners (Fresno Renaissance at Trinity LLC and Silvercrest Inc.) are allocated 0.01% interest of all net profits (or net losses) of the partnership. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985. See Note 7 for descriptions of any related party transactions between the Agency and the partnership.

Fresno Pacific Gardens, LP

Fresno Pacific Gardens, a California Limited Partnership, was formed to acquire, construct/rehabilitate, and operate the Fresno Pacific Gardens Apartments, a 56-unit multi-family housing development located in Fresno, California. The partnership received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on January 1, 2011, by Fresno Pacific Gardens AGP LLC, a California limited liability company, as the Administrative General Partner and Silvercrest Inc., a California nonprofit public benefit corporation, as the Managing General Partner. The day to day operations of the partnership are controlled by the Managing General Partner. The agreement was later amended as of March 14, 2011 to admit PNC Real Estate Tax Credit Capital Institutional Fund 46 Limited Partnership as the Investment Limited Partner, and Colombia Housing SLP Corporation as the Special Limited Partner.

Together, the two General Partners (Fresno Pacific Gardens AGP LLC and Silvercrest Inc.) are allocated 0.01% interest of all net profits (or net losses) of the partnership. Complete audited financial statements, when they become available, may be requested by writing to the Housing

**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
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Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985. See Note 7 for descriptions of any related party transactions between the Agency and the partnership.

Fresno Renaissance at Alta Monte, LP

Fresno Renaissance at Alta Monte, a California Limited Partnership, was formed to acquire, construct / rehabilitate, and operate the Fresno Renaissance at Alta Monte, a 70-unit permanent supportive housing project located in Fresno, California. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on September 23, 2009, by Fresno Renaissance at Alta Monte LLC, a California limited liability company, as the Administrative General Partner and Silvercrest Inc., a California nonprofit public benefit corporation, as the Managing General Partner. The day to day operations of the partnership are controlled by the Managing General Partner. The agreement was later amended as of June 23, 2011 to admit PNC Real Estate Tax Credit Capital Institutional Fund 49 Limited Partnership as the Investment Limited Partner, and Colombia Housing SLP Corporation as the Special Limited Partner.

Together, the two General Partners (Fresno Renaissance at Alta Monte LLC and Silvercrest Inc.) are allocated 0.01% interest of all net profits (or net losses) of the partnership. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985. See Note 7 for descriptions of any related party transactions between the Agency and the partnership.

1555 Santa Clara Street, LP

1555 Santa Clara Street, a California Limited Partnership, was formed to acquire, construct, and operate 1555 Santa Clara Street, a 30-unit permanent supportive housing project located in the Fresno, California. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on December 14, 2011, by 1555 Santa Clara Street LLC, a California limited liability company, as the Administrative General Partner and Silvercrest Inc., a California nonprofit public benefit corporation, as the Managing General Partner. The day to day operations of the partnership are controlled by the Managing General Partner. The agreement was later amended as of June 22, 2011 to admit PNC Real Estate Tax Credit Capital Institutional Fund 47 Limited Partnership as the Investment Limited Partner, and Colombia Housing SLP Corporation as the Special Limited Partner.

Together, the two General Partners (1555 Santa Clara Street LLC and Silvercrest Inc.) are allocated 0.01% interest of all net profits (or net losses) of the partnership. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985. See Note 7 for descriptions of any related party transactions between the Agency and the partnership.

Bridges at Florence, LP

Bridges at Florence LP, a California Limited Liability Company, was formed to acquire, construct, and operate Bridges at Florence, a 34 unit affordable-housing complex and community resource building located in Fresno, California. The project received low-income housing tax credits through the California Tax Credit Allocation Committee. The purpose of this project is to expand availability of long-term housing for low-income persons residing in the City of Fresno, California.

**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
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The partnership was originally formed on April 12, 2012, by Bridges at Florence AGP, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest Inc., a California nonprofit public benefit corporation, as the Managing General Partner. The day to day operations of the partnership are controlled by the Managing General Partner. The agreement was later amended as of April 4, 2013 to admit PNC Bank, National Association as the Investor Limited Partner, and Colombia Housing SLP Corporation as the Special Limited Partner.

Silvercrest, Inc., as Managing General Partner, is allocated 0.005% interest of all net profits (or net losses) of the partnership. Bridges at Florence AGP, LLC, as Administrative General Partner, is allocated 0.005% interest of all net profits (or net losses) of the partnership. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985. See Note 7 for descriptions of any related party transactions between the Agency and the partnership.

Parc Grove Commons Northwest, LP

Parc Grove Commons Northwest LP, was formed to acquire, construct, and operate Parc Grove Commons Northwest, a 148 unit affordable-housing complex and community resource building. The project received low-income housing tax credits through the California Tax Credit Allocation Committee. The purpose of this project is to expand availability of long-term housing for low income persons residing in the City of Fresno, California.

The partnership was originally formed on March 1, 2012, by Parc Grove Commons Northwest AGP, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest Inc., a California nonprofit public benefit corporation, as the Managing General Partner. The day to day operations of the partnership are controlled by the Managing General Partner. The agreement was later amended as of February 13, 2013 to admit Wells Fargo Affordable Housing Community Development Corporation as the Investor Limited Partner, and to-be-designated entity as the Special Limited Partner.

Silvercrest Inc. is the Managing General Partner and the Withdrawing Limited Partner. Parc Grove Commons Northwest AGP, LCC, is the Administrative General Partner. Each of those two entities is allocated 0.005% interest of all net profits (or net losses) of the partnership. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985. See Note 7 for descriptions of any related party transactions between the Agency and the partnership.

802 Van Ness Avenue, LP

802 Van Ness LP, was formed to acquire, construct, and operate an affordable-housing complex, community resource building, and commercial space located in Fresno, California. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on October 17, 2013, by 802 Van Ness Avenue AGP, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest Inc., a California nonprofit public benefit corporation, as the Managing General Partner. The day to day operations of the partnership are controlled by the Managing General Partner. PNC Real Estate Tax Credit Capital Institutional Fund 52 Limited Partnership is the Investor Limited Partner, and Columbia Housing SLP Corporation is the Special Limited Partner.

**HOUSING AUTHORITY OF THE CITY OF FRESNO  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
YEAR ENDED DECEMBER 31, 2015**

As the Managing General Partner and Administrative General Partner, Silvercrest, Inc. and 802 Van Ness Avenue AGP, LLC, respectively, are allocated 0.005% interest of all net profits (or net losses) of the partnership. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985. See Note 7 for descriptions of any related party transactions between the Agency and the partnership.

Southeast Fresno RAD, LP

Southeast Fresno RAD, LP was formed to acquire, construct and/or rehabilitate, and operate a scattered site affordable-housing development and community resource building in Fresno, California. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on December 1, 2013, by Southeast Fresno RAD AGP, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest Inc., a California nonprofit public benefit corporation, as the Managing General Partner. The day to day operations of the partnership are controlled by the Managing General Partner. R4 FR Acquisition LLC is the Investor Limited Partner, and Silvercrest, Inc. is the Withdrawing Special Limited Partner.

Net profits or losses of the partnership are allocated 0.005% to each of the two General Partners, Silvercrest Inc. and Southeast Fresno RAD AGP, LLC. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985. See Note 7 for descriptions of any related party transactions between the Agency and the partnership.

Viking Village Fresno RAD, LP

Viking Village Fresno RAD, LP was formed to acquire, construct and/or rehabilitate, and operate an affordable-housing development and community resource building in Fresno, California. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on March 18, 2014, by Viking Village Fresno RAD AGP, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest Inc., a California nonprofit public benefit corporation, as the Managing General Partner. The day to day operations of the partnership are controlled by the Managing General Partner. PNC Bank National Association is the Investor Limited Partner, PNC Real Estate Tax Credit Capital Fund 47 is the State Limited Partner and Columbia Housing SLP Corporation as the Special Limited Partner.

Net profits or losses of the partnership are allocated 0.005% to each of the two General Partners, Silvercrest Inc. and Viking Village Fresno RAD AGP, LLC. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the Fresno County, at P.O. Box 11985, Fresno, California 93776-1985. See Note 7 for descriptions of any related party transactions between the Agency and the partnership.

Fulton West/Cedar Heights Scattered Site, LP

Fulton West/Cedar Heights Scattered Site, LP was formed to expand the development and availability of long-term housing for low income person residing in the City of Fresno, California, including the sale of low-income housing tax credits and entering into agreements for the financing,

**HOUSING AUTHORITY OF THE CITY OF FRESNO  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
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planning, construction and development, on real property the will include 45 units of multi-family housing. The project will begin construction in 2016 and as of December 31, 2015 there is no substantial activity to report.

Fresno Edison Apartments, LP

Fresno Edison Apartments, LP was formed to expand the development and availability of long-term housing for low income persons residing in the City of Fresno, California, including the sale of low-income housing tax credits and entering into agreements for the financing, planning, construction and development, on real property known as Edison Apartments, Phase I and is anticipated to include 64 units of multi-family housing. The project will begin construction in 2016 and as of December 31, 2015 there is no substantial activity to report.

Lowell Neighborhood Project, LP

Lowell Neighborhood Project, LP was formed to expand the development and availability of long-term housing for low income persons residing in the City of Fresno, California, including the sale of low-income housing tax credits and entering into agreements for the financing, planning, construction and development, on real property and will include 30 units of multi-family housing. The project will begin construction in 2016 and as of December 31, 2015 there is no substantial activity to report.

**(18) Other Related Parties**

Better Opportunities Builders, Inc.

The Executive Director of the Agency serves as the Secretary-Treasurer of Better Opportunities Builders, Inc. (BOB). The Agency's Chief Financial Officer serves as the Chief Executive Officer of BOB. One of the Agency's Commissioners serves on the Board of Directors of BOB. The remaining Board of Directors selected by other affiliated agencies. BOB has agreed to be the managing general partner in several low income housing projects within the City of Fresno.

BOB maintains its own administrative staff. The salaries of this staff are paid through the Agency's payroll system. The Agency also provides management and bookkeeping services for BOB. BOB reimburses the Agency on a monthly basis for these costs.

Housing Authority of the County of Fresno

The Housing Authority of the County of Fresno was established by a resolution of the Fresno County Board of Supervisors on February 5, 1946. The Authority is governed by a seven-member Board of Commissioners who are appointed to four year terms by the County Board of Supervisors, reports on a calendar year, and has issued separate financial and compliance audits for 2014. The County and City Housing Authorities operate and report separately while sharing the same management team and staff. All significant related party transactions have been appropriately identified in the accompanying financial statements.

The budget document for the jointly managed operations is approved by both Boards. If one Board amends budgetary data subject to its jurisdiction, executive staff of the Authorities amends the joint budget as necessary to accommodate such changes. Although each Board takes action to approve its portion of the budget, the budget adoption process reflects considerable interplay between the two Boards and is essentially a single process managed by the shared management and staff of the two Authorities.

**HOUSING AUTHORITY OF THE CITY OF FRESNO  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
YEAR ENDED DECEMBER 31, 2015**

**(19) Interfund and Interagency Activity**

The following is a summary of changes in Interfund loans as of December 31, 2015:

	Balance 12/31/14	Additions/ Deletions	Balance 12/31/15	Due within One Year
<b>Receivables:</b>				
City RF from NSP	\$ 1,128,277	\$ -	\$ 1,128,277	\$ 1,128,277
City RF from El Cortez	205,800	-	205,800	-
City RF from P&CD	500,000	-	500,000	-
<b>Total Receivables</b>	<b>\$ 1,834,077</b>	<b>\$ -</b>	<b>\$ 1,834,077</b>	<b>\$ 1,128,277</b>
<b>Payables:</b>				
City RF from NSP	\$ 1,128,277	\$ -	\$ 1,128,277	\$ 1,128,277
City RF from El Cortez	205,800	-	205,800	-
City RF from P&CD	500,000	-	500,000	-
<b>Total Payables</b>	<b>\$ 1,834,077</b>	<b>\$ -</b>	<b>\$ 1,834,077</b>	<b>\$ 1,128,277</b>

The Agency has made various Interfund loans. Interfund balances have been eliminated in the Statement of Net Assets. One loan carries no interest. Those loans that accrue interest are as follows:

On May 28, 2008, the Agency approved a loan of \$500,000 from the Relinquished Fund (RF) to the Planning and Community Development (P&CD) Fund. This loan carries an interest rate of 3% per annum. The outstanding balance of the loan and accrued interest at December 31, 2015 is \$500,000 and \$80,885 respectively.

**(20) Contingent Liabilities**

A. Grants

The Agency has received funds from various federal, state, and local grant programs. It is possible that at some future date it may be determined that the Agency was not in compliance with applicable grant requirements. The amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time although management does not expect such disallowed amounts, if any, to materially affect the financial statements.

B. Pending Litigation

In the normal course of operations, the Agency may become a defendant in various litigation disputes. In the opinion of management and counsel, the outcome of current litigation not already accrued as a liability, is not expected to materially or adversely affect the financial position of the Agency.

**HOUSING AUTHORITY OF THE CITY OF FRESNO  
 NOTES TO THE BASIC FINANCIAL STATEMENTS  
 YEAR ENDED DECEMBER 31, 2015**

C. Guarantees

The Agency has made certain guarantees with regards to the completion of development projects, including repayment of construction loans and tax credit delivery. On these development projects, the Agency has also made guarantees with regards to operating deficits for defined periods beyond stabilization of the property. In addition, the Agency has indemnified Silvercrest, Inc. and Better Opportunities Builder, Inc. related to general partner and developer obligations.

D. HUD Guaranteed Debt

In 1999, HUD directed the Agency to remove all HUD guaranteed debt from their financial statements. These HUD-guaranteed notes and bonds have not been forgiven by HUD. However, the Public Housing Programs' Annual Contributions Contract (ACC) states that all debt service requirements related to these notes will be HUD's responsibility. It is therefore management's opinion, that the Agency is not currently liable for these notes as long as the federal government continues to honor the ACC. Accordingly, the accompanying financial statements have not been adjusted to reflect any related loss contingency.

E. Pension Liability

The Agency is currently researching a potential liability for additional pension expense. Currently details are not clearly defined, and the range of exposure, if any, has not been determined.

**(21) Restricted Net Position**

Net position is reported as restricted when constraints placed on the net position uses are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or imposed by law through constitutional provisions or enabling legislation and/or imposed time restrictions. The Agency has reported the following as restricted net position:

**Externally required restrictions:**

Housing Assistance Payments	\$ 1,723,446
Affordable Housing	455,430
USDA projects	320,000
California Housing Finance Agency (CHFA)	129,257
Other	18,240
<b>Total</b>	<b><u><u>\$ 2,646,373</u></u></b>

**HOUSING AUTHORITY OF THE CITY OF FRESNO  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
YEAR ENDED DECEMBER 31, 2015**

**(22) Prior Year Restatement**

During the year ended December 31, 2015, the Agency made certain adjustments to beginning equity as a result of a material reclassification of notes payable and other immaterial audit adjustments.

The following schedule summarizes the effect of these restatements:

Net Position at Beginning of Year, as Previously Reported	\$ 72,115,984
Adjustment to reflect pension liability as of the beginning of the year (implementation of GASB 68)	(2,963,094)
Adjustment to reflect timing correction in affordable housing program	101,237
Other	6,879
<b>Net Position at Beginning of Year, as Restated</b>	<b><u><u>\$ 69,261,006</u></u></b>

**(REQUIRED SUPPLEMENTARY INFORMATION)**

**HOUSING AUTHORITY OF THE CITY OF FRESNO  
REQUIRED SUPPLEMENTARY INFORMATION  
YEAR ENDED DECEMBER 31, 2015**

**Schedule of Changes in Net Pension Liability and Related Ratios for the Measurement Periods Ended June 30**

<b>Measurement Period</b>	2014 *	2015 *
<b>TOTAL PENSION LIABILITY:</b>		
Service Cost	627,365	631,110
Interest on Total Pension Liability	2,058,422	2,143,493
Changes of Assumptions	0	(516,001)
Difference between Expected and Actual Experience	0	(122,369)
Benefit Payments, Including Refunds of Employee Contributions	(1,463,163)	(1,487,628)
<b>Net Change in Total Pension Liability</b>	<b>1,222,624</b>	<b>648,605</b>
Total Pension Liability - Beginning	27,863,518	29,086,142
Total Pension Liability - Ending	<u>29,086,142</u>	<u>29,734,747</u>
<b>PLAN FIDUCIARY NET POSITION:</b>		
Contributions – Employer	313,597	340,596
Contributions - Employee	307,963	336,751
Net Investment Income	3,933,088	586,662
Benefit Payments, Including Refunds of Employee Contributions	(1,463,163)	(1,487,628)
Administrative Expense	0	(29,146)
<b>Net Change in Fiduciary Net Position</b>	<b>3,091,485</b>	<b>(252,765)</b>
Plan Fiduciary Net Position - Beginning	23,055,491	26,146,976
Plan Fiduciary Net Position - Ending	<u>26,146,976</u>	<u>25,894,211</u>
<b>Plan Net Pension Liability/(Asset)</b>	<b>2,939,166</b>	<b>3,840,536</b>
<b>Plan Fiduciary Net Position as a Percentage of the Total Pension Liability</b>	<b>89.89%</b>	<b>87.08%</b>
Covered Employee Payroll <sup>1</sup>	4,707,335	4,869,500
<b>Plan Net Pension Liability/ (Asset) as a Percentage of Covered Employee Payroll</b>	<b>62.44%</b>	<b>78.87%</b>

*\*Information is not available for 10 years*

<sup>1</sup> Covered-Employee Payroll presented above is based on pensionable earnings provided by the employer. However, GASB 68 defines covered-employee payroll as the total payroll of employees that are provided pensions through the pension plan. Accordingly, if pensionable earnings are different than total earnings for covered-employees, the employer should display in the disclosure footnotes the payroll based on total earnings for the covered group and recalculate the required payroll-related ratios.

**Notes to Schedule:**

**Benefit Changes:** The figures above do not include any liability impact that may have resulted from plan changes which occurred after the June 30, 2014 valuation date. This applies for voluntary benefit changes as well as any offers of Two Years Additional Service Credit (a.k.a. Golden Handshakes).

**Changes of Assumptions:** The discount rate was changed from 7.5 percent (net of administrative expense) to 7.65 percent.

**HOUSING AUTHORITY OF THE CITY OF FRESNO  
REQUIRED SUPPLEMENTARY INFORMATION  
YEAR ENDED DECEMBER 31, 2015**

**SCHEDULE OF PLAN CONTRIBUTIONS FOR THE YEAR ENDED DECEMBER 31, 2015.**

Employer Fiscal Year End	<b>2015</b>	<b>2014</b>
Actuarially Determined Contribution <sup>2</sup>	\$ 343,617	\$ 316,377
Contributions in Relation to the Actuarially Determined Contribution <sup>2</sup>	(343,617)	(316,377)
Contribution Deficiency (Excess)	\$ -	\$ -
Covered-Employee Payroll <sup>3,4</sup>	\$ 4,912,678	\$ 4,749,075
Contributions as a Percentage of Covered-Employee Payroll <sup>3</sup>	7.01%	6.69%

- 1 As prescribed in GASB 68, paragraph 46, the information presented in the Schedule of Plan Contributions should also be determined as of the employer's most recent fiscal year-end. The employer is responsible for determining this information as prescribed by the standard as this data is not available to CalPERS.
- 2 Employers are assumed to make contributions equal to the actuarially determined contributions. However, some employers may choose to make additional contributions towards their unfunded liability. Employer contributions for such plans exceed the actuarially determined contributions.
- 3 Covered-Employee Payroll presented above is based on pensionable earnings provided by the employer. However, GASB 68 defines covered-employee payroll as the total payroll of employees that are provided pensions through the pension plan. Accordingly, if pensionable earnings are different than total earnings for covered-employees, the employer should display in the disclosure footnotes the payroll based on total earnings for the covered group and recalculate the required payroll-related ratios.
- 4 Payroll from prior year \$4,727,670 was assumed to increase by 3.00 percent payroll growth assumption.

**Notes to Schedule of Plan Contributions:**

The actuarial methods and assumptions used to set the actuarially determined contributions for Year Ended December 31, 2015 were derived from the June 30, 2012 and June 30, 2013 funding valuation reports.

Actuarial Cost Method	Entry Age Normal
Amortization Method/Period	For details, see June 30, 2012 Funding Valuation Report.
Asset Valuation Method	Actuarial Value of Assets. For details, see June 30, 2012 Funding Valuation Report.
Inflation	2.75%
Salary Increases	Varies by Entry Age and Service
Payroll Growth	3.00%
Investment Rate of Return	7.50 Net of Pension Plan Investment and Administrative Expenses; includes Inflation.
Retirement Age	The probabilities of Retirement are based on the 2010 CalPERS Experience Study for the period from 1997 to 2007.
Mortality	The probabilities of mortality are based on the 2010 CalPERS Experience Study for the period from 1997 to 2007. Pre-retirement and Post-retirement mortality rates include 5 years of projected mortality improvement using Scale AA published by the Society of Actuaries.

## **SUPPLEMENTAL INFORMATION**

**HOUSING AUTHORITY OF THE CITY OF FRESNO  
SUPPLEMENTAL INFORMATION  
YEAR ENDED DECEMBER 31, 2015**

**Schedule of Modernization Costs for Completed Contracts:**

<b><u>Grant Number</u></b>	<b><u>Funds Approved</u></b>	<b><u>Funds Expended</u></b>	<b><u>Excess</u></b>
CA39P006501-12	\$ 1,151,754	\$ 1,151,754	-
CA39R006501-12	\$ 339,796	\$ 339,796	-
CA39R006501-13	\$ 48,132	\$ 48,132	-
CA39R006502-13	\$ 319,255	\$ 319,255	-

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**HOUSING AUTHORITY OF THE CITY OF FRESNO  
SUPPLEMENTAL INFORMATION  
YEAR ENDED DECEMBER 31, 2015**

**FINANCIAL DATA SCHEDULE**

The following schedule is presented in accordance with reporting requirements under the U.S. Department of HUD's Uniform Financial Reporting Standards.

**Housing Authority City of Fresno (CA006)**  
**FRESNO, CA**  
**Entity Wide Balance Sheet Summary**  
**Audited/Single Audit FYE 12/31/2015**

	Project Total	14.169 Housing Counseling Assistance Program	14.257 Homelessness Prevention and Rapid Re- Housing Program (RAF)
111 Cash - Unrestricted	2,296,457	3	2,049
113 Cash - Other Restricted	-	-	-
114 Cash - Tenant Security Deposits	100,713	-	-
100 Total Cash	2,397,170	3	2,049
121 Accounts Receivable - PHA Projects	-	-	-
122 Accounts Receivable - HUD Other Projects	292,114	-	-
124 Accounts Receivable - Other Government	-	-	-
125 Accounts Receivable - Miscellaneous	233	-	-
126 Accounts Receivable - Tenants	33,441	-	-
126.1 Allowance for Doubtful Accounts -Tenants	(18,917)	-	-
126.2 Allowance for Doubtful Accounts - Other	-	-	-
127 Notes, Loans, & Mortgages Receivable - Current	-	-	-
129 Accrued Interest Receivable	238,262	-	-
120 Total Receivables, Net of Allowances for Doubtful Accounts	545,133	-	-
142 Prepaid Expenses and Other Assets	-	-	-
144 Inter Program Due From	254,334	-	-
145 Assets Held for Sale	566,671	-	-
150 Total Current Assets	3,763,308	3	2,049
161 Land	838,544	-	-
162 Buildings	32,747,877	-	-
164 Furniture, Equipment & Machinery - Administration	474,628	-	-
166 Accumulated Depreciation	(27,873,534)	-	-
167 Construction in Progress	126,991	-	-
160 Total Capital Assets, Net of Accumulated Depreciation	6,314,506	-	-
171 Notes, Loans and Mortgages Receivable - Non-Current	6,230,953	-	-
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	-	-	-
174 Other Assets	1,045,517	-	-
176 Investments in Joint Ventures	6,163,881	-	-
180 Total Non-Current Assets	19,754,857	-	-
200 Deferred Outflow of Resources	38,040	-	-
290 Total Assets and Deferred Outflow of Resources	23,556,205	3	2,049

**Housing Authority City of Fresno (CA006)**  
**FRESNO, CA**  
**Entity Wide Balance Sheet Summary**  
**Audited/Single Audit FYE 12/31/2015**

14.256 Neighborhood Stabilization Program (Recovery Act Funded)	10.427 Rural Rental Assistance Payments	14.218 Community Development Block Grants/Entitlem ent Grants	14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	Component Unit Blended	14.866 Revitalization of Severely Distressed Public Housing
380,880	35,099	-	-	31,777	58,016	1,323,628
-	455,430	-	-	1,723,446	-	-
-	12,904	-	-	-	-	-
380,880	503,433	-	-	1,755,223	58,016	1,323,628
-	-	-	-	1,830	-	-
-	-	-	6,816	-	-	-
-	-	-	-	-	-	-
-	-	-	-	148,709	78,629	-
-	-	-	-	6,039	-	-
-	-	-	-	-	-	-
-	-	-	-	(60,086)	-	(2,395,568)
-	-	-	-	-	-	2,395,568
-	-	-	-	-	-	-
-	-	-	6,816	96,492	78,629	-
-	-	-	-	-	-	-
-	10,601	-	-	178,393	-	-
73,432	-	-	-	-	-	-
454,312	514,034	-	6,816	2,030,108	136,645	1,323,628
-	119,742	-	-	-	-	-
-	2,408,871	-	-	-	-	2,343,060
-	279	-	-	481,133	-	5,395
-	(1,982,537)	-	-	(403,585)	-	(630,210)
-	-	-	-	-	-	-
-	546,355	-	-	77,548	-	1,718,245
-	-	-	-	-	-	4,905,351
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	546,355	-	-	77,548	-	6,623,596
-	-	-	-	-	-	-
-	-	-	-	129,863	-	-
-	-	-	-	-	-	-
454,312	1,060,389	-	6,816	2,237,519	136,645	7,947,224

**Housing Authority City of Fresno (CA006)**  
**FRESNO, CA**  
**Entity Wide Balance Sheet Summary**  
**Audited/Single Audit FYE 12/31/2015**

	Project Total	14.169 Housing Counseling Assistance Program	14.257 Homelessness Prevention and Rapid Re- Housing Program (RAF)
311 Bank Overdraft	80,090	-	-
312 Accounts Payable <= 90 Days	213,230	-	3,327
321 Accrued Wage/Payroll Taxes Payable	6,338	-	-
322 Accrued Compensated Absences - Current Portion	41,293	-	-
325 Accrued Interest Payable	-	-	-
331 Accounts Payable - HUD PHA Programs	-	-	-
333 Accounts Payable - Other Government	2,496	-	-
341 Tenant Security Deposits	100,713	-	-
342 Unearned Revenue	5,035	-	-
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	-	-	-
344 Current Portion of Long-term Debt - Operating Borrowings	-	-	-
345 Other Current Liabilities	36,168	-	-
347 Inter Program - Due To	188,677	-	-
310 Total Current Liabilities	674,040	-	3,327
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	98,097	-	-
353 Non-current Liabilities - Other	59,460	-	-
354 Accrued Compensated Absences - Non Current	22,358	-	-
357 Accrued Pension and OPEB Liabilities	445,763	-	-
350 Total Non-Current Liabilities	625,678	-	-
300 Total Liabilities	1,299,718	-	3,327
400 Deferred Inflow of Resources	88,963	-	-
508.4 Net Investment in Capital Assets	6,216,411	-	-
511.4 Restricted Net Position	-	-	-
512.4 Unrestricted Net Position	15,951,113	3	(1,278)
513 Total Equity - Net Assets / Position	22,167,524	3	(1,278)
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	23,556,205	3	2,049

**Housing Authority City of Fresno (CA006)**  
**FRESNO, CA**  
**Entity Wide Balance Sheet Summary**  
**Audited/Single Audit FYE 12/31/2015**

14.256 Neighborhood Stabilization Program (Recovery Act Funded)	10.427 Rural Rental Assistance Payments	14.218 Community Development Block Grants/Entitle- ment Grants	14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	Component Unit - Blended	14.866 Revitalization of Severely Distressed Public Housing
-	-	-	-	-	-	-
-	3,352	-	-	31,914	1,825	-
-	252	-	33	22,629	-	-
-	6,823	140	152	119,574	-	-
222,163	-	-	-	-	-	-
-	-	-	-	173,966	-	-
-	1,097	-	-	-	-	-
-	12,903	-	-	-	-	-
-	369	-	-	95,933	-	-
-	99,131	-	-	-	-	-
1,128,277	-	-	-	-	-	-
-	-	-	-	-	3,743	-
-	-	349,774	50,708	1,675,315	-	-
1,350,440	123,927	349,914	50,893	2,119,331	5,568	-
-	-	-	-	-	-	-
44,441	409,068	-	-	-	-	-
-	-	-	-	-	-	-
-	3,888	-	-	67,708	-	-
-	-	-	-	1,521,760	-	-
44,441	412,956	-	-	1,589,468	-	-
-	-	-	-	-	-	-
1,394,881	536,883	349,914	50,893	3,708,799	5,568	-
-	-	-	-	303,702	-	-
-	-	-	-	-	-	-
(44,441)	38,156	-	-	77,548	-	1,718,244
-	455,430	-	-	1,723,446	-	-
(896,128)	29,920	(349,914)	(44,077)	(3,575,976)	131,077	6,228,980
(940,569)	523,506	(349,914)	(44,077)	(1,774,982)	131,077	7,947,224
-	-	-	-	-	-	-
454,312	1,060,389	-	6,816	2,237,519	136,645	7,947,224

**Housing Authority City of Fresno (CA006)**  
**FRESNO, CA**  
**Entity Wide Balance Sheet Summary**  
**Audited/Single Audit FYE 12/31/2015**

	14.185 Hope III	14.182 N/C S/R Section 8 Programs	14.181 Supportive Housing for Persons with Disabilities	14.238 Shelter Plus Care
111 Cash - Unrestricted	6,689	-	27,599	-
113 Cash - Other Restricted	-	129,257	-	-
114 Cash - Tenant Security Deposits	-	11,625	-	-
100 Total Cash	6,689	140,882	27,599	-
121 Accounts Receivable - PHA Projects	-	-	-	-
122 Accounts Receivable - HUD Other Projects	-	-	-	175,485
124 Accounts Receivable - Other Government	-	-	-	-
125 Accounts Receivable - Miscellaneous	-	-	-	-
126 Accounts Receivable - Tenants	-	34,772	-	-
126.1 Allowance for Doubtful Accounts -Tenants	-	(590)	-	-
126.2 Allowance for Doubtful Accounts - Other	(109,464)	-	-	-
127 Notes, Loans, & Mortgages Receivable - Current	109,464	-	-	-
129 Accrued Interest Receivable	-	-	-	-
120 Total Receivables, Net of Allowances for Doubtful Accounts	-	34,182	-	175,485
142 Prepaid Expenses and Other Assets	-	-	-	242
144 Inter Program Due From	-	1,620	-	980
145 Assets Held for Sale	-	-	-	-
150 Total Current Assets	6,689	176,684	27,599	176,707
161 Land	-	158,970	-	-
162 Buildings	-	2,636,849	-	-
164 Furniture, Equipment & Machinery - Administration	-	32,813	1,567	-
166 Accumulated Depreciation	-	(2,614,529)	-	-
167 Construction in Progress	-	-	-	-
160 Total Capital Assets, Net of Accumulated Depreciation	-	214,103	1,567	-
171 Notes, Loans and Mortgages Receivable - Non-Current	-	-	-	-
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	-	-	-	-
174 Other Assets	-	-	-	-
176 Investments in Joint Ventures	-	-	-	-
180 Total Non-Current Assets	-	214,103	1,567	-
200 Deferred Outflow of Resources	-	-	-	-
290 Total Assets and Deferred Outflow of Resources	6,689	390,787	29,166	176,707

**Housing Authority City of Fresno (CA006)**  
**FRESNO, CA**  
**Entity Wide Balance Sheet Summary**  
**Audited/Single Audit FYE 12/31/2015**

93.645 Child Welfare Services State Grants	14.235 Supportive Housing Program	14.239 HOME Investment Partnerships Program	State/Local	Business Activities	COCC
196,256	-	-	45,128	407,682	4,656
-	-	-	-	320,000	18,239
-	-	-	18,700	126,425	-
196,256	-	-	63,828	854,107	22,895
-	-	-	-	-	-
-	65,825	-	-	-	-
46,305	-	261,865	84,375	-	-
-	-	-	110,242	68,064	686,905
-	-	-	16,238	547	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	1,128,277	-
-	213,989	-	1,100,493	323,868	-
46,305	279,814	261,865	1,311,348	1,520,756	686,905
-	-	-	-	21,614	246,871
454	6,549	-	16,136	3,589,538	1,120,921
-	-	-	-	-	-
243,015	286,363	261,865	1,391,312	5,986,015	2,077,592
-	-	-	106,690	2,114,600	324,229
-	-	-	3,935,080	5,596,438	3,610,608
-	82,631	-	-	125,941	758,015
-	(82,631)	-	(131,169)	(3,606,147)	(3,389,890)
-	-	-	-	3,058,841	-
-	-	-	3,910,601	7,289,673	1,302,962
-	1,200,000	-	-	14,232,374	-
-	-	-	1,990,000	-	-
-	-	-	909,704	116,492	-
-	-	-	-	24,461,936	-
-	1,200,000	-	6,810,305	46,100,475	1,302,962
-	-	-	-	40,685	119,153
243,015	1,486,363	261,865	8,201,617	52,127,175	3,499,707

**Housing Authority City of Fresno (CA006)**  
**FRESNO, CA**  
**Entity Wide Balance Sheet Summary**  
**Audited/Single Audit FYE 12/31/2015**

	14.185 Hope III	14.182 N/C S/R Section 8 Programs	14.181 Supportive Housing for Persons with Disabilities	14.238 Shelter Plus Care
311 Bank Overdraft	-	-	-	-
312 Accounts Payable <= 90 Days	-	6,141	-	-
321 Accrued Wage/Payroll Taxes Payable	-	597	-	32
322 Accrued Compensated Absences - Current Portion	-	1,152	-	616
325 Accrued Interest Payable	-	-	-	-
331 Accounts Payable - HUD PHA Programs	-	-	18,748	-
333 Accounts Payable - Other Government	3,060	-	-	-
341 Tenant Security Deposits	-	14,057	-	-
342 Unearned Revenue	-	12,656	25,553	-
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	-	151,022	-	-
344 Current Portion of Long-term Debt - Operating Borrowings	-	-	-	-
345 Other Current Liabilities	-	-	-	139,429
347 Inter Program - Due To	-	187,465	-	387,834
310 Total Current Liabilities	3,060	373,090	44,301	527,911
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	-	766,423	-	-
353 Non-current Liabilities - Other	-	-	-	-
354 Accrued Compensated Absences - Non Current	-	651	-	363
357 Accrued Pension and OPEB Liabilities	-	-	-	-
350 Total Non-Current Liabilities	-	767,074	-	363
300 Total Liabilities	3,060	1,140,164	44,301	528,274
400 Deferred Inflow of Resources	-	-	-	-
508.4 Net Investment in Capital Assets	-	(703,342)	1,567	-
511.4 Restricted Net Position	-	129,257	-	-
512.4 Unrestricted Net Position	3,629	(175,292)	(16,702)	(351,567)
513 Total Equity - Net Assets / Position	3,629	(749,377)	(15,135)	(351,567)
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	6,689	390,787	29,166	176,707

**Housing Authority City of Fresno (CA006)**  
**FRESNO, CA**  
**Entity Wide Balance Sheet Summary**  
**Audited/Single Audit FYE 12/31/2015**

93.645 Child Welfare Services_State Grants	14.235 Supportive Housing Program	14.239 HOME Investment Partnerships Program	State/Local	Business Activities	COCC
-	-	-	-	-	-
6,538	5,645	251	20,932	291,787	143,112
567	2,232	370	4,730	7,327	95,333
459	4,316	-	11,242	21,464	86,356
-	-	-	27,458	734,975	-
-	-	-	-	-	-
-	-	-	-	-	238,923
-	-	-	18,700	125,485	-
-	-	-	2,291	-	40,508
-	-	-	-	122,776	-
-	-	-	-	1,574,627	-
-	-	-	946	92,777	760,907
-	331,165	263,386	1,311,283	-	433,918
7,564	343,358	264,007	1,397,582	2,971,218	1,799,057
-	-	-	4,755,237	8,371,276	154,000
-	-	-	-	104,050	-
174	2,234	-	6,073	12,026	48,106
-	-	-	-	476,751	1,396,262
174	2,234	-	4,761,310	8,964,103	1,598,368
-	-	-	-	-	-
7,738	345,592	264,007	6,158,892	11,935,321	3,397,425
-	-	-	-	95,147	278,656
-	-	-	(844,637)	(1,204,378)	1,148,962
-	-	-	-	320,000	18,239
235,277	1,140,771	(2,142)	2,887,362	40,981,085	(1,343,575)
235,277	1,140,771	(2,142)	2,042,725	40,096,707	(176,374)
-	-	-	-	-	-
243,015	1,486,363	261,865	8,201,617	52,127,175	3,499,707

**Housing Authority City of Fresno (CA006)**  
**FRESNO, CA**  
**Entity Wide Balance Sheet Summary**  
**Audited/Single Audit FYE 12/31/2015**

	Subtotal	Eliminations	Total
111 Cash - Unrestricted	4,815,919	-	4,815,919
113 Cash - Other Restricted	2,646,372	-	2,646,372
114 Cash - Tenant Security Deposits	270,367	-	270,367
100 Total Cash	7,732,658	-	7,732,658
121 Accounts Receivable - PHA Projects	1,830	-	1,830
122 Accounts Receivable - HUD Other Projects	540,240	-	540,240
124 Accounts Receivable - Other Government	392,545	-	392,545
125 Accounts Receivable - Miscellaneous	1,092,782	-	1,092,782
126 Accounts Receivable - Tenants	91,037	-	91,037
126.1 Allowance for Doubtful Accounts - Tenants	(19,507)	-	(19,507)
126.2 Allowance for Doubtful Accounts - Other	(2,565,118)	-	(2,565,118)
127 Notes, Loans, & Mortgages Receivable - Current	3,633,309	(1,128,277)	2,505,032
129 Accrued Interest Receivable	1,876,612	(237,163)	1,639,449
120 Total Receivables, Net of Allowances for Doubtful Accounts	5,043,730	(1,365,440)	3,678,290
142 Prepaid Expenses and Other Assets	268,727	-	268,727
144 Inter Program Due From	5,179,526	(5,179,526)	-
145 Assets Held for Sale	640,103	-	640,103
150 Total Current Assets	18,864,744	(6,544,966)	12,319,778
161 Land	3,662,775	-	3,662,775
162 Buildings	53,278,783	-	53,278,783
164 Furniture, Equipment & Machinery - Administration	1,962,402	-	1,962,402
166 Accumulated Depreciation	(40,714,232)	-	(40,714,232)
167 Construction in Progress	3,185,832	-	3,185,832
160 Total Capital Assets, Net of Accumulated Depreciation	21,375,560	-	21,375,560
171 Notes, Loans and Mortgages Receivable - Non-Current	26,568,678	(705,800)	25,862,878
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	1,990,000	-	1,990,000
174 Other Assets	2,071,713	(86,191)	1,985,522
176 Investments in Joint Ventures	30,625,817	-	30,625,817
180 Total Non-Current Assets	82,631,768	(791,991)	81,839,777
200 Deferred Outflow of Resources	327,741	-	327,741
290 Total Assets and Deferred Outflow of Resources	101,824,253	(7,336,957)	94,487,296

**Housing Authority City of Fresno (CA006)**  
**FRESNO, CA**  
**Entity Wide Balance Sheet Summary**  
**Audited/Single Audit FYE 12/31/2015**

	Subtotal	ELIM	Total
311 Bank Overdraft	80,090	-	80,090
312 Accounts Payable <= 90 Days	728,054	-	728,054
321 Accrued Wage/Payroll Taxes Payable	140,440	-	140,440
322 Accrued Compensated Absences - Current Portion	293,587	-	293,587
325 Accrued Interest Payable	984,596	(219,305)	765,291
331 Accounts Payable - HUD PHA Programs	192,714	-	192,714
333 Accounts Payable - Other Government	245,576	-	245,576
341 Tenant Security Deposits	271,858	-	271,858
342 Unearned Revenue	182,345	-	182,345
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	372,929	-	372,929
344 Current Portion of Long-term Debt - Operating Borrowings	2,702,904	(1,128,277)	1,574,627
345 Other Current Liabilities	1,033,970	-	1,033,970
347 Inter Program - Due To	5,179,525	(5,179,526)	(1)
310 Total Current Liabilities	12,408,588	(6,527,108)	5,881,480
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	14,598,542	(705,800)	13,892,742
353 Non-current Liabilities - Other	163,510	(104,049)	59,461
354 Accrued Compensated Absences - Non Current	163,581	-	163,581
357 Accrued Pension and OPEB Liabilities	3,840,536	-	3,840,536
350 Total Non-Current Liabilities	18,766,169	(809,849)	17,956,320
300 Total Liabilities	31,174,757	(7,336,957)	23,837,800
400 Deferred Inflow of Resources	766,468	-	766,468
508.4 Net Investment in Capital Assets	6,404,090	-	6,404,090
511.4 Restricted Net Position	2,646,372	-	2,646,372
512.4 Unrestricted Net Position	60,832,566	-	60,832,566
513 Total Equity - Net Assets / Position	69,883,028	-	69,883,028
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	101,824,253	(7,336,957)	94,487,296

**Housing Authority City of Fresno (CA006)**  
**FRESNO, CA**  
**Entity Wide Revenue and Expense Summary**  
**Audited/Single Audit FYE 12/31/2015**

	Project Total	14.169 Housing Counseling Assistance Program	14.257 Homelessness Prevention and Rapid Re- Housing Program (RAF)
70300 Net Tenant Rental Revenue	1,058,467	-	-
70500 Total Tenant Revenue	1,058,467	-	-
70600 HUD PHA Operating Grants	2,144,248	-	-
70610 Capital Grants	157,128	-	-
70710 Management Fee	-	-	-
70720 Asset Management Fee	-	-	-
70730 Book Keeping Fee	-	-	-
70750 Other Fees	-	-	-
70700 Total Fee Revenue	-	-	-
70800 Other Government Grants	-	-	-
71100 Investment Income - Unrestricted	6	-	-
71200 Mortgage Interest Income	433,778	-	-
71310 Cost of Sale of Assets	(29,069)	-	-
71400 Fraud Recovery	-	-	-
71500 Other Revenue	19,909	-	-
71600 Gain or Loss on Sale of Capital Assets	109,798	-	-
72000 Investment Income - Restricted	-	-	-
70000 Total Revenue	3,894,265	-	-
91100 Administrative Salaries	265,632	-	-
91200 Auditing Fees	2,014	-	-
91300 Management Fee	337,196	-	-
91310 Book-keeping Fee	37,351	-	-
91400 Advertising and Marketing	945	-	-
91500 Employee Benefit contributions - Administrative	269,821	-	-
91600 Office Expenses	48,904	-	-
91700 Legal Expense	7,971	-	-
91800 Travel	-	-	-
91900 Other	500	-	-
91000 Total Operating - Administrative	970,334	-	-
92000 Asset Management Fee	50,760	-	-
92400 Tenant Services - Other	387,604	-	-
92500 Total Tenant Services	387,604	-	-
93100 Water	80,166	-	-
93200 Electricity	62,484	-	-
93300 Gas	5,344	-	-
93600 Sewer	-	-	-
93700 Employee Benefit Contributions - Utilities	86,596	-	-
93000 Total Utilities	234,590	-	-

**Housing Authority City of Fresno (CA006)**  
**FRESNO, CA**  
**Entity Wide Revenue and Expense Summary**  
**Audited/Single Audit FYE 12/31/2015**

14.256 Neighborhood Stabilization Program (Recovery Act Funded)	10.427 Rural Rental Assistance Payments	14.218 Community Development Block Grants/Entitle- ment Grants	14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	6.2 Component Unit - Blended	14.866 Revitalization of Severely Distressed Public Housing
-	197,307	-	-	-	17,500	-
-	197,307	-	-	-	17,500	-
-	-	-	51,229	50,173,457	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	83,160	-	-	-	-	-
-	11	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	(1,760)
-	-	-	-	19,268	-	-
-	6,714	6,400	-	13,281	-	-
-	-	-	-	1,030	-	-
-	361	-	-	3,172	-	-
-	287,553	6,400	51,229	50,210,208	17,500	(1,760)
-	11,118	79,535	53,785	1,806,189	-	-
-	130	-	87	41,966	1,825	1
-	15,000	-	-	1,005,480	-	-
-	-	-	-	628,425	-	-
-	40	-	-	316	-	-
-	5,173	11,053	15,242	1,149,850	-	-
-	826	392	335	71,415	36	-
-	236	-	-	8,504	94	-
-	280	-	1,699	15,311	-	-
221	4,745	12,952	15,559	795,243	-	-
221	37,548	103,932	86,707	5,522,699	1,955	1
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	8,190	-	-	-	-	-
-	620	-	-	-	-	-
-	209	-	-	-	-	-
-	7,728	-	-	-	-	-
-	-	-	-	-	-	-
-	16,747	-	-	-	-	-

**Housing Authority City of Fresno (CA006)**  
**FRESNO, CA**  
**Entity Wide Revenue and Expense Summary**  
**Audited/Single Audit FYE 12/31/2015**

	Project Total	14.169 Housing Counseling Assistance Program	14.257 Homelessness Prevention and Rapid Re- Housing Program (RAF)
94100 Ordinary Maintenance and Operations - Labor	219,306	-	-
94200 Ordinary Maintenance and Operations - Materials and Other	188,733	-	-
94300 Ordinary Maintenance and Operations Contracts	379,180	-	-
94500 Employee Benefit Contributions - Ordinary Maintenance	97,461	-	-
94000 Total Maintenance	884,680	-	-
95200 Protective Services - Other Contract Costs	6,320	-	-
95000 Total Protective Services	6,320	-	-
96110 Property Insurance	27,723	-	-
96120 Liability Insurance	5,364	-	-
96130 Workmen's Compensation	58,670	-	-
96140 All Other Insurance	7,556	-	-
96100 Total insurance Premiums	99,313	-	-
96200 Other General Expenses	395,763	-	814
96210 Compensated Absences	50,297	-	-
96300 Payments in Lieu of Taxes	69,291	-	-
96400 Bad debt - Tenant Rents	27,279	-	-
96800 Severance Expense	-	-	-
96000 Total Other General Expenses	542,630	-	814
96720 Interest on Notes Payable (Short and Long Term)	110	-	-
96700 Total Interest Expense and Amortization Cost	110	-	-
96900 Total Operating Expenses	3,176,341	-	814
97000 Excess of Operating Revenue over Operating Expenses	717,924	-	(814)
97100 Extraordinary Maintenance	2,955	-	-
97300 Housing Assistance Payments	-	-	-
97400 Depreciation Expense	979,012	-	-
90000 Total Expenses	4,158,308	-	814
10010 Operating Transfer In	152,034	-	-
10020 Operating transfer Out	(152,033)	-	-
10030 Operating Transfers from/to Primary Government	-	-	-
10040 Operating Transfers from/to Component Unit	-	-	-
10050 Proceeds from Notes, Loans and Bonds	-	-	-
10060 Proceeds from Property Sales	-	-	-
10070 Extraordinary Items, Net Gain/Loss	-	-	-
10080 Special Items (Net Gain/Loss)	-	-	-
10091 Inter Project Excess Cash Transfer In	(271,683)	-	-
10092 Inter Project Excess Cash Transfer Out	271,683	-	-
10093 Transfers between Program and Project - In	-	-	-
10094 Transfers between Project and Program - Out	-	-	-
10100 Total Other financing Sources (Uses)	1	-	-
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	(264,042)	-	(814)

**Housing Authority City of Fresno (CA006)**  
**FRESNO, CA**  
**Entity Wide Revenue and Expense Summary**  
**Audited/Single Audit FYE 12/31/2015**

14.256 Neighborhood Stabilization Program (Recovery Act Funded)	10.427 Rural Rental Assistance Payments	14.218 Community Development Block Grants/Entitle- ment Grants	14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	6.2 Component Unit - Blended	14.866 Revitalization of Severely Distressed Public Housing
-	8,805	307	-	32,451	-	-
-	11,758	-	-	14,656	-	-
-	38,891	346	465	59,077	-	900
-	4,096	-	-	11,289	-	-
-	63,550	653	465	117,473	-	900
-	1,485	-	-	-	-	-
-	1,485	-	-	-	-	-
-	2,972	-	-	-	-	70
-	575	-	-	-	-	14
-	2,309	3,905	1,225	54,862	-	-
-	522	198	395	16,889	-	-
-	6,378	4,103	1,620	71,751	-	84
-	287	-	685	37,369	35	1,431
-	2,403	3,053	5,829	193,162	-	-
-	-	-	-	-	-	-
-	2,148	-	-	-	-	-
-	-	-	-	10,850	-	-
-	4,838	3,053	6,514	241,381	35	1,431
-	7,230	-	-	-	-	-
-	7,230	-	-	-	-	-
221	137,776	111,741	95,306	5,953,304	1,990	2,416
(221)	149,777	(105,341)	(44,077)	44,256,904	15,510	(4,176)
-	4,950	-	-	-	-	-
-	-	-	-	43,578,048	-	-
-	81,332	-	-	9,622	-	78,102
221	224,058	111,741	95,306	49,540,974	1,990	80,518
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
(221)	63,495	(105,341)	(44,077)	669,234	15,510	(82,278)

**Housing Authority City of Fresno (CA006)**  
**FRESNO, CA**  
**Entity Wide Revenue and Expense Summary**  
**Audited/Single Audit FYE 12/31/2015**

	Project Total	14.169 Housing Counseling Assistance Program	14.257 Homelessness Prevention and Rapid Re- Housing Program (RAF)
11020 Required Annual Debt Principal Payments	-	-	-
11030 Beginning Equity	22,775,485	3	(464)
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	(343,919)	-	-
11170 Administrative Fee Equity	-	-	-
11180 Housing Assistance Payments Equity	-	-	-
11190 Unit Months Available	5,196	-	-
11210 Number of Unit Months Leased	5,098	-	-
11270 Excess Cash	2,257,905	-	-
11610 Land Purchases	-	-	-
11620 Building Purchases	-	-	-
11630 Furniture & Equipment - Dwelling Purchases	13,554	-	-
11640 Furniture & Equipment - Administrative Purchases	30,138	-	-

**Housing Authority City of Fresno (CA006)**  
**FRESNO, CA**  
**Entity Wide Revenue and Expense Summary**  
**Audited/Single Audit FYE 12/31/2015**

14.256 Neighborhood Stabilization Program (Recovery Act Funded)	10.427 Rural Rental Assistance Payments	14.218 Community Development Block Grants/Entitlem ent Grants	14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	6.2 Component Unit - Blended	14.866 Revitalization of Severely Distressed Public Housing
-	99,131	-	-	-	-	-
(940,348)	460,011	(244,573)	-	(1,270,131)	115,567	8,029,502
-	-	-	-	(1,174,085)	-	-
-	-	-	-	(3,499,500)	-	-
-	-	-	-	1,724,518	-	-
-	480	-	-	85,254	180	-
-	480	-	-	83,790	180	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-

	14.185 Hope III	14.182 N/C S/R Section 8 Programs	14.181 Supportive Housing for Persons with Disabilities	14.238 Shelter Plus Care
70300 Net Tenant Rental Revenue	-	139,179	-	-
70500 Total Tenant Revenue	-	139,179	-	-
70600 HUD PHA Operating Grants	-	339,854	159,105	832,312
70610 Capital Grants	-	-	-	-
70710 Management Fee	-	-	-	-
70720 Asset Management Fee	-	-	-	-
70730 Book Keeping Fee	-	-	-	-
70750 Other Fees	-	-	-	-
70700 Total Fee Revenue	-	-	-	-
70800 Other Government Grants	-	-	-	-
71100 Investment Income - Unrestricted	-	-	526	-
71200 Mortgage Interest Income	-	-	-	-
71310 Cost of Sale of Assets	-	-	-	-
71400 Fraud Recovery	-	-	-	-
71500 Other Revenue	-	9,765	-	-
71600 Gain or Loss on Sale of Capital Assets	-	-	-	-
72000 Investment Income - Restricted	-	295	-	-
70000 Total Revenue	-	489,093	159,631	832,312
91100 Administrative Salaries	-	49,475	-	35,705
91200 Auditing Fees	-	6,307	-	848
91300 Management Fee	-	24,000	25,781	-
91310 Book-keeping Fee	-	-	-	-
91400 Advertising and Marketing	-	19	-	-
91500 Employee Benefit contributions - Administrative	-	10,699	-	12,962
91600 Office Expenses	-	552	-	8
91700 Legal Expense	-	512	-	-
91800 Travel	-	-	-	-
91900 Other	-	16,287	220	21,608
91000 Total Operating - Administrative	-	107,851	26,001	71,131
92000 Asset Management Fee	-	-	-	-
92400 Tenant Services - Other	-	-	-	-
92500 Total Tenant Services	-	-	-	-
93100 Water	-	14,728	-	-
93200 Electricity	-	7,124	-	-
93300 Gas	-	2,064	-	-
93600 Sewer	-	10,865	-	-
93700 Employee Benefit Contributions - Utilities	-	-	-	-
93000 Total Utilities	-	34,781	-	-

93.645 Child Welfare Services_ State Grants	14.235 Supportive Housing Program	14.239 HOME Investment Partnerships Program	State/Local	Business Activities	COCC
-	-	-	155,699	1,521,620	-
-	-	-	155,699	1,521,620	-
-	247,547	436,115	-	-	-
-	-	-	-	-	-
-	-	-	-	-	1,408,817
-	-	-	-	-	49,836
-	-	-	-	-	665,928
-	-	-	-	-	354,802
-	-	-	-	-	2,479,383
277,832	-	-	78,356	16,276	-
-	-	-	-	16,170	2,145
-	-	-	-	502,505	-
-	-	-	-	(133,868)	-
-	-	-	-	-	-
-	60,751	-	472,896	2,333,294	1,522,588
-	-	-	-	4,045	-
-	-	-	-	101	-
277,832	308,298	436,115	706,951	4,260,143	4,004,116
32,723	145,947	32,205	241,275	573,349	1,698,961
155	514	267	530	2,826	21,986
-	-	-	4,200	63,786	-
-	-	-	-	-	-
124	-	-	-	2,485	8,371
6,439	43,051	8,720	60,789	336,149	937,079
1,566	518	2,848	27,265	79,874	194,469
-	-	-	-	9,809	135,692
-	1,263	-	6,000	17,221	64,955
7,223	108,121	3,106	209,615	256,425	1,064,335
48,230	299,414	47,146	549,674	1,341,924	4,125,848
-	-	-	-	-	-
-	30,862	-	54,234	-	26,893
-	30,862	-	54,234	-	26,893
3,768	-	-	1,855	18,261	1,631
22,588	-	-	4,262	30,664	88,625
13,287	-	-	450	5,450	4,330
6,200	-	-	1,808	40,297	1,156
-	-	-	-	-	-
45,843	-	-	8,375	94,672	95,742

**Housing Authority City of Fresno (CA006)**  
**FRESNO, CA**  
**Entity Wide Revenue and Expense Summary**  
**Audited/Single Audit FYE 12/31/2015**

	14.185 Hope III	14.182 N/C S/R Section 8 Programs	14.181 Supportive Housing for Persons with Disabilities	14.238 Shelter Plus Care
94100 Ordinary Maintenance and Operations - Labor	-	16,183	-	-
94200 Ordinary Maintenance and Operations - Materials and Other	-	37,512	-	-
94300 Ordinary Maintenance and Operations Contracts	-	55,978	248	1,336
94500 Employee Benefit Contributions - Ordinary Maintenance	-	3,499	-	-
94000 Total Maintenance	-	113,172	248	1,336
95200 Protective Services - Other Contract Costs	-	-	-	-
95000 Total Protective Services	-	-	-	-
96110 Property Insurance	-	3,690	-	-
96120 Liability Insurance	-	714	-	-
96130 Workmen's Compensation	-	9,926	-	1,427
96140 All Other Insurance	-	684	-	601
96100 Total insurance Premiums	-	15,014	-	2,028
96200 Other General Expenses	-	1,029	-	-
96210 Compensated Absences	-	3,981	-	4,445
96300 Payments in Lieu of Taxes	-	-	-	-
96400 Bad debt - Tenant Rents	-	2,722	-	-
96800 Severance Expense	-	-	-	-
96000 Total Other General Expenses	-	7,732	-	4,445
96720 Interest on Notes Payable (Short and Long Term)	-	92,750	-	-
96700 Total Interest Expense and Amortization Cost	-	92,750	-	-
96900 Total Operating Expenses	-	371,300	26,249	78,940
97000 Excess of Operating Revenue over Operating Expenses	-	117,793	133,382	753,372
97100 Extraordinary Maintenance	-	-	-	-
97300 Housing Assistance Payments	-	-	177,004	811,889
97400 Depreciation Expense	-	9,604	-	-
90000 Total Expenses	-	380,904	203,253	890,829
10010 Operating Transfer In	-	-	-	-
10020 Operating transfer Out	-	-	-	-
10030 Operating Transfers from/to Primary Government	-	-	-	-
10040 Operating Transfers from/to Component Unit	-	-	-	-
10050 Proceeds from Notes, Loans and Bonds	-	-	-	-
10060 Proceeds from Property Sales	-	-	-	-
10070 Extraordinary Items, Net Gain/Loss	-	-	-	-
10080 Special Items (Net Gain/Loss)	-	-	-	-
10091 Inter Project Excess Cash Transfer In	-	-	-	-
10092 Inter Project Excess Cash Transfer Out	-	-	-	-
10093 Transfers between Program and Project - In	-	-	-	-
10094 Transfers between Project and Program - Out	-	-	-	-
10100 Total Other financing Sources (Uses)	-	-	-	-
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-	108,189	(43,622)	(58,517)

**Housing Authority City of Fresno (CA006)**  
**FRESNO, CA**  
**Entity Wide Revenue and Expense Summary**  
**Audited/Single Audit FYE 12/31/2015**

93.645 Child Welfare Services_State Grants	14.235 Supportive Housing Program	14.239 HOME Investment Partnerships Program	State/Local	Business Activities	COCC
19,713	-	-	-	2,677	413
28,273	-	-	-	8,214	99,718
18,054	22,980	6	14,379	322,824	246,452
3,879	-	-	-	882	-
69,919	22,980	6	14,379	334,597	346,583
42,167	-	-	-	-	30,631
42,167	-	-	-	-	30,631
1,842	-	-	1,554	9,127	3,745
356	-	-	327	95	725
5,374	3,599	572	4,741	9,618	52,523
584	1,507	68	1,801	4,634	11,467
8,156	5,106	640	8,423	23,474	68,460
-	-	49,379	61,251	16,829	270,781
3,886	15,392	611	28,164	54,766	168,207
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	33,097
3,886	15,392	49,990	89,415	71,595	472,085
-	-	-	20,154	238,300	13,941
-	-	-	20,154	238,300	13,941
218,201	373,754	97,782	744,654	2,104,562	5,180,183
59,631	(65,456)	338,333	(37,703)	2,155,581	(1,176,067)
-	-	-	-	-	-
-	12,222	340,475	74,294	-	-
-	-	-	131,169	369,972	168,547
218,201	385,976	438,257	950,117	2,474,534	5,348,730
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
59,631	(77,678)	(2,142)	(243,166)	1,785,609	(1,344,614)

**Housing Authority City of Fresno (CA006)**  
**FRESNO, CA**  
**Entity Wide Revenue and Expense Summary**  
**Audited/Single Audit FYE 12/31/2015**

	14.185 Hope III	14.182 N/C S/R Section 8 Programs	14.181 Supportive Housing for Persons with Disabilities	14.238 Shelter Plus Care
11020 Required Annual Debt Principal Payments	-	151,022	-	-
11030 Beginning Equity	3,629	(857,566)	28,487	(293,050)
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-	-	-	-
11170 Administrative Fee Equity	-	-	-	-
11180 Housing Assistance Payments Equity	-	-	-	-
11190 Unit Months Available	-	612	-	-
11210 Number of Unit Months Leased	-	600	-	-
11270 Excess Cash	-	-	-	-
11610 Land Purchases	-	-	-	-
11620 Building Purchases	-	-	-	-
11630 Furniture & Equipment - Dwelling Purchases	-	-	-	-
11640 Furniture & Equipment - Administrative Purchases	-	-	-	-

**Housing Authority City of Fresno (CA006)**  
**FRESNO, CA**  
**Entity Wide Revenue and Expense Summary**  
**Audited/Single Audit FYE 12/31/2015**

93.645 Child Welfare Services_State Grants	14.235 Supportive Housing Program	14.239 HOME Investment Partnerships Program	State/Local	Business Activities	COCC
-	-	-	-	122,777	-
175,646	1,218,449	-	2,285,891	38,390,825	2,238,621
-	-	-	-	(79,727)	(1,070,381)
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	61,156

**Housing Authority City of Fresno (CA006)**  
**FRESNO, CA**  
**Entity Wide Revenue and Expense Summary**  
**Audited/Single Audit FYE 12/31/2015**

	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	3,089,772	-	3,089,772
70500 Total Tenant Revenue	3,089,772	-	3,089,772
70600 HUD PHA Operating Grants	54,383,867	-	54,383,867
70610 Capital Grants	157,128	-	157,128
70710 Management Fee	1,408,817	(1,408,817)	-
70720 Asset Management Fee	49,836	(49,836)	-
70730 Book Keeping Fee	665,928	(665,779)	149
70750 Other Fees	354,802	-	354,802
70700 Total Fee Revenue	2,479,383	(2,124,432)	354,951
70800 Other Government Grants	455,624	-	455,624
71100 Investment Income - Unrestricted	18,858	(15,000)	3,858
71200 Mortgage Interest Income	936,283	-	936,283
71310 Cost of Sale of Assets	(164,697)	-	(164,697)
71400 Fraud Recovery	19,268	-	19,268
71500 Other Revenue	4,445,598	(1,091,662)	3,353,936
71600 Gain or Loss on Sale of Capital Assets	114,873	-	114,873
72000 Investment Income - Restricted	3,929	-	3,929
70000 Total Revenue	65,939,886	(3,231,094)	62,708,792
91100 Administrative Salaries	5,025,899	-	5,025,899
91200 Auditing Fees	79,456	-	79,456
91300 Management Fee	1,475,443	(1,408,817)	66,626
91310 Book-keeping Fee	665,776	(665,779)	(3)
91400 Advertising and Marketing	12,300	-	12,300
91500 Employee Benefit contributions - Administrative	2,867,027	-	2,867,027
91600 Office Expenses	429,008	-	429,008
91700 Legal Expense	162,818	-	162,818
91800 Travel	106,729	(12,786)	93,943
91900 Other	2,516,160	(495,101)	2,021,059
91000 Total Operating - Administrative	13,340,616	(2,582,483)	10,758,133
92000 Asset Management Fee	50,760	(49,836)	924
92400 Tenant Services - Other	499,593	-	499,593
92500 Total Tenant Services	499,593	-	499,593
93100 Water	128,599	-	128,599
93200 Electricity	216,367	-	216,367
93300 Gas	31,134	-	31,134
93600 Sewer	68,054	-	68,054
93700 Employee Benefit Contributions - Utilities	86,596	-	86,596
93000 Total Utilities	530,750	-	530,750

**Housing Authority City of Fresno (CA006)**  
**FRESNO, CA**  
**Entity Wide Revenue and Expense Summary**  
**Audited/Single Audit FYE 12/31/2015**

	Subtotal	ELIM	Total
94100 Ordinary Maintenance and Operations - Labor	299,855	-	299,855
94200 Ordinary Maintenance and Operations - Materials and Other	388,864	-	388,864
94300 Ordinary Maintenance and Operations Contracts	1,161,116	-	1,161,116
94500 Employee Benefit Contributions - Ordinary Maintenance	121,106	-	121,106
94000 Total Maintenance	1,970,941	-	1,970,941
95200 Protective Services - Other Contract Costs	80,603	-	80,603
95000 Total Protective Services	80,603	-	80,603
96110 Property Insurance	50,723	-	50,723
96120 Liability Insurance	8,170	-	8,170
96130 Workmen's Compensation	208,751	-	208,751
96140 All Other Insurance	46,906	-	46,906
96100 Total insurance Premiums	314,550	-	314,550
96200 Other General Expenses	835,653	(583,775)	251,878
96210 Compensated Absences	534,196	-	534,196
96300 Payments in Lieu of Taxes	69,291	-	69,291
96400 Bad debt - Tenant Rents	32,149	-	32,149
96800 Severance Expense	43,947	-	43,947
96000 Total Other General Expenses	1,515,236	(583,775)	931,461
96720 Interest on Notes Payable (Short and Long Term)	372,485	(15,000)	357,485
96700 Total Interest Expense and Amortization Cost	372,485	(15,000)	357,485
96900 Total Operating Expenses	18,675,534	(3,231,094)	15,444,440
97000 Excess of Operating Revenue over Operating Expenses	47,264,352	-	47,264,352
97100 Extraordinary Maintenance	7,905	-	7,905
97300 Housing Assistance Payments	44,993,932	-	44,993,932
97400 Depreciation Expense	1,827,360	-	1,827,360
90000 Total Expenses	65,504,731	(3,231,094)	62,273,637
10010 Operating Transfer In	152,034	-	152,034
10020 Operating transfer Out	(152,033)	-	(152,033)
10030 Operating Transfers from/to Primary Government	-	-	-
10040 Operating Transfers from/to Component Unit	-	-	-
10050 Proceeds from Notes, Loans and Bonds	-	-	-
10060 Proceeds from Property Sales	-	-	-
10070 Extraordinary Items, Net Gain/Loss	-	-	-
10080 Special Items (Net Gain/Loss)	-	-	-
10091 Inter Project Excess Cash Transfer In	(271,683)	-	(271,683)
10092 Inter Project Excess Cash Transfer Out	271,683	-	271,683
10093 Transfers between Program and Project - In	-	-	-
10094 Transfers between Project and Program - Out	-	-	-
10100 Total Other financing Sources (Uses)	1	-	1
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	435,156	-	435,156

**Housing Authority City of Fresno (CA006)**  
**FRESNO, CA**  
**Entity Wide Revenue and Expense Summary**  
**Audited/Single Audit FYE 12/31/2015**

	Subtotal	ELIM	Total
11020 Required Annual Debt Principal Payments	372,930	-	372,930
11030 Beginning Equity	72,115,984	-	72,115,984
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	(2,668,112)	-	(2,668,112)
11170 Administrative Fee Equity	(3,499,500)	-	(3,499,500)
11180 Housing Assistance Payments Equity	1,724,518	-	1,724,518
11190 Unit Months Available	91,722	-	91,722
11210 Number of Unit Months Leased	90,148	-	90,148
11270 Excess Cash	2,257,905	-	2,257,905
11610 Land Purchases	-	-	-
11620 Building Purchases	-	-	-
11630 Furniture & Equipment - Dwelling Purchases	13,554	-	13,554
11640 Furniture & Equipment - Administrative Purchases	91,294	-	91,294

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SINGLE AUDIT REPORTS AND RELATED SCHEDULES

Board of Commissioners  
Housing Authority of the City of Fresno  
Fresno, California

**Report on Internal Control Over Financial Reporting and on Compliance and Other  
Matters Based on an Audit of Financial Statements Performed in Accordance With  
*Government Auditing Standards***

**Independent Auditor's Report**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Housing Authority of the City of Fresno (Agency), as of and for the year ended December 31, 2015, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated September 16, 2016.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is defined to be a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in blue ink that reads "Danis Fann LLP".

Irvine, California  
September 16, 2016

Board of Commissioners  
Housing Authority of the City of Fresno  
Fresno, California

**Report on Compliance For Each Major Federal Program; Report on Internal Control  
Over Compliance; and Report on the Schedule of Expenditures of Federal Awards  
Required by the Uniform Guidance**

**Independent Auditor's Report**

**Report on Compliance for Each Major Program**

We have audited the Housing Authority of the City of Fresno's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Agency's major federal programs for the year ended December 31, 2015. The Agency's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

***Management's Responsibility***

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

***Auditor's Responsibility***

Our responsibility is to express an opinion on compliance for each of the Agency's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Agency's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Agency's compliance.

### ***Opinion on Each Major Federal Program***

In our opinion, the Agency complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2015.

### **Report on Internal Control Over Compliance**

Management of the Agency is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Agency's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control over compliance.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is defined to be a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Board of Commissioners  
Housing Authority of the City of Fresno  
Page three

**Report on Schedule of Expenditures of Federal Awards Required by Uniform Guidance**

We have audited the basic financial statements of the Agency as of and for the year ended December 31, 2015, and have issued our report thereon dated September 16, 2016. Our audit was performed for the purpose of forming an opinion on the basic financial statements taken as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

A handwritten signature in blue ink that reads "Danie Fann" followed by a stylized monogram or initials.

Irvine, California  
September 16, 2016

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**HOUSING AUTHORITY OF THE CITY OF FRESNO  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
YEAR ENDED DECEMBER 31, 2015**

<b>Federal Grantor/Pass-Through Grantor/Program Title</b>	<b>Federal Domestic Assistance Number</b>	<b>Program Identification Number</b>	<b>Program Expenditures</b>
<b>Department of Agriculture:</b>			
<b>Direct Assistance:</b>			
Rural Rental Housing (rental assistance)	10.427		\$ 83,160
Farm labor housing Loans and Grants (loans)	10.405		508,199
<b>Subtotal - Department of Agriculture</b>			<b>591,359</b>
<b>Department of Housing and Urban Development:</b>			
<b>Direct Assistance:</b>			
Supportive Housing of Persons with Disabilities	14.181		159,105
Special Needs Assistance (SNAP)	14.261		247,548
Shelter Plus Care Program	14.238		832,312
Home Investment Partnerships Program	14.239		436,115
Public and Indian Housing	14.850	Contract # SF-170	1,995,709
Public Housing Family Self-Sufficiency Under Resident Opportunity and Supportive Services	14.870	CA006RFS015A007	51,229
Section 8 Housing Voucher Program	14.871	Contract # SF-472	50,173,457
Public Housing Capital Funds Program	14.872	Contract # SF-170	305,667
<b>Subtotal - HUD Direct Assistance</b>			<b>54,201,141</b>
<b>Passed through the State of California Housing Finance Agency:</b>			
Section 8 New Construction and Sub Rehab	14.182	CHFA # 76-54-N	339,854
<b>Passed through the City of Fresno:</b>			
Neighborhood Stabilization Program (loan)	14.218		3,000,036
<b>Subtotal - U.S. Department of Housing and Urban Development</b>			<b>57,541,031</b>
<b>Department of Health and Human Services (HHS)</b>			
Passed through the Fresno county Social Services Department:			
Stephanie Tubbs Jones Child Welfare Services Program	93.645		277,832
<b>Total expenditures of federal awards</b>			<b>\$ 58,410,222</b>

See accompanying notes to the schedule of expenditures of federal awards

HOUSING AUTHORITY OF THE CITY OF FRESNO  
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
YEAR ENDED DECEMBER 31, 2015

(1) Summary of Significant Accounting Policies Applicable to the Schedule of Expenditures of Federal Awards

(a) Scope of Presentation

The accompanying schedule presents only the expenditures incurred (and related awards received) by the Housing Authority of the City of Fresno (Agency) that are reimbursable under federal programs of federal agencies providing financial assistance. For the purposes of this schedule, financial assistance includes both federal financial assistance received directly from a federal agency, as well as federal funds received indirectly by the Authority from a non-federal agency or other organization. Only the portions of program expenditures reimbursable with such federal funds are reported in the accompanying schedule. Program expenditures in excess of the maximum federal reimbursement authorized or the portion of the program expenditures that were funded with state, local or other nonfederal funds are excluded from the accompanying schedule.

(b) Basis of Accounting

The expenditures included in the accompanying schedule were reported on a regulatory basis in accordance with the U.S. Department of Housing and Urban Development (HUD). Expenditures are recognized in the accounting period in which the related liability is incurred. Expenditures reported included any property or equipment acquisitions incurred under the federal program.

(c) Subrecipients

During the fiscal year ended December 31, 2015, the Authority disbursed no federal funds to subrecipients.

(d) U.S. Department of Agriculture Notes

The Agency entered into two notes with the United States Department of Agriculture Farmer Homes Administration under the Farm Labor Housing Union Loan program. In accordance with the notes the Authority used the funds for the acquisition and development of four multi-unit rental housing developments. The notes accrue interest at 1% per annum. The notes mature at various dates which began on January 6, 2014 and ending on April 2, 2035. At December 31, 2015 the outstanding balance for the notes is \$508,199.

(e) Neighborhood Stabilization Program Loan

In March 2013, Agency entered into a Loan Agreement with the City of Fresno to administer the Neighborhood Stabilization Program, a federal program funded by HUD. This loan is intended for the construction, rehabilitation, and/or preservation of project units and affordable housing units. This note carries a 2% simple annual interest rate. Current payment terms are based upon residual cash flow of the properties being funded with principal and interest payable 30 years from origination date. As of December 31, 2015, the current outstanding balance of this note is \$3,000,036.

**HOUSING AUTHORITY OF THE CITY OF FRESNO  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
YEAR ENDED DECEMBER 31, 2015**

**(A) Summary of Auditor's Results**

1. An unmodified report was issued by the auditors on the financial statements of the auditee.
2. No material weaknesses and no significant deficiencies in internal control over financial reporting based on our audit of the financial statements of the auditee was reported.
3. The audit disclosed no reported noncompliance which is material to the financial statements of the auditee.
4. No material weaknesses and no significant deficiencies in internal control over major programs of the auditee were reported.
5. An unmodified report was issued by the auditors on compliance for major programs.
6. The audit disclosed no audit findings required by the auditors to be reported under section 200.516 of the Uniform Guidance.
7. The major programs of the auditee were:
  - CFDA No. 14.871 U.S. Department of Housing and Urban Development – Section 8 Housing Choice Vouchers
8. The dollar threshold used to distinguish Type A and Type B programs was \$1,752,307.
9. The Authority was not considered to be a low risk auditee for the year ended December 31, 2015 for purposes of major program determination.

**(B) Findings Related to the Financial Statements which are Required to be Reported in Accordance with GAGAS**

There were no auditors' findings required to be reported in accordance with GAGAS.

**(C) Findings and Questioned Costs for Federal Awards**

There were no auditors' findings required to be reported in accordance with section 200.516 of the Uniform Guidance.

**HOUSING AUTHORITY OF THE CITY OF FRESNO  
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS  
YEAR ENDED DECEMBER 31, 2015**

There were one audit finding identified in the prior year audit report requiring follow up.

(2014-001) Prior Period Restatement

Status

No prior period adjustments were identified by the audit process and, as a result, that finding is considered resolved.

**HOUSING AUTHORITY  
OF FRESNO COUNTY**

**BASIC FINANCIAL STATEMENTS**

Year Ended December 31, 2015  
(Including Auditors' Report Thereon)

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**HOUSING AUTHORITY OF FRESNO COUNTY**  
**Fresno, California**

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Board of Commissioners  
Housing Authority of Fresno County  
Fresno, California

## **Independent Auditor's Report**

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the Housing Authority of Fresno County, California, and its discretely presented component unit, as of and for the year ended December 31, 2015, and the related notes to the financial statements, which comprise the Authority's basic financial statements as listed in the table of contents.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### ***Auditor's Responsibility***

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of Kerman Acre, LP, a discretely presented component unit, which represents 5.1 percent, (3.7) percent, and 0.2 percent, respectively, of the assets, net position and revenue of the Agency. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for that discretely presented component unit, is based solely on the report of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### ***Opinions***

In our opinion, based on our audit and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of Fresno County, California, and its discretely presented component unit, as of December 31, 2015, and the changes in financial position and, where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Emphasis of Matter***

As described further in note 15 to the financial statements, during the year ended December 31, 2015 the entity implemented Governmental Accounting Standards Board (GASB) Statement No. 68. The financial statements also reflect other certain prior period adjustment as described further in Note 21 to the financial statements. Our opinion is not modified with respect to these matters.

### ***Other Matters***

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that *management's discussion and analysis, the schedule of changes in net pension liability and related ratios, and the schedule of plan contributions* be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Other Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of Fresno County's basic financial statements. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), and is not a required part of the financial statements. The accompanying financial data schedule is presented for purposes of additional analysis as required by *Uniform Financial Reporting Standards* issued by the U.S. Department of Housing and Urban Development, and is not a required part of the basic financial statements. Further, the Schedule of Actual Modernization Cost Certificates is presented for additional analyses in accordance with filing requirements with the U.S. Department of Housing and Urban Development.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated September 16, 2016 on our consideration of the Housing Authority of Fresno County's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

A handwritten signature in blue ink that reads "Danie Fann" followed by a stylized monogram or initials.

Irvine, California  
September 16, 2016

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**Housing Authority of Fresno County  
Management's Discussion and Analysis  
December 31, 2015**

**Introduction**

This narrative overview and analysis of the Housing Authority of Fresno County's (the "Agency") performance through December 31, 2015 is provided as a supplement to the Agency's year-end financial statements. Please read it in conjunction with the basic financial statements and the notes to the basic financial statements.

As required under U.S. generally accepted accounting principles (GAAP), the Agency uses the accrual basis of accounting to prepare its basic financial statements. Under this basis of accounting, revenues are recognized in the period in which they are earned and expenses, including depreciation, are recognized in the period in which they are incurred. GAAP also requires the inclusion of three basic financial statements: the statement of net position (the balance sheet); the statement of revenues, expenses and changes in net position (the income statement); and the statement of cash flows. All assets and liabilities associated with the operation of the Agency are included in the statement of net position. In addition, GAAP requires the inclusion of this management's discussion and analysis (MD&A) section as required supplementary information.

The management's discussion and analysis is presented in conformance with the Government Accounting Standards Board (GASB) financial reporting model as set forth in GASB Statement No. 34, Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments, as amended by GASB Statement No. 37, Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments: Omnibus.

**Agency Overview**

The Housing Authority of Fresno County was established in 1940 to provide affordable housing for low-income residents of the Fresno County, California. The Authority was founded under the Health and Safety Code of the State of California and the National Housing Act of 1937, and is governed by a seven-member Board of Commissioners appointed by the County's Board of Supervisors. The Agency's primary source of funding is from the federal Department of Housing and Urban Development (HUD). HUD has a direct responsibility for administering Housing Programs under the United States Housing Act of 1937.

The Agency's mission is to create and sustain vibrant communities throughout Fresno County. This mission is accomplished by administering a number of programs, including the Low Rent Public Housing Program and the Section 8 Housing Choice Voucher Program. The Agency has established various instrumentalities and affiliates to partner and develop housing opportunities

for over 50,000 of Fresno County's lowest-income families, elderly, Veterans, and persons with disabilities. As the County's largest provider of affordable housing, the Agency recognizes that it takes tremendous amount of support to help people make a home and engage residents in building vibrant communities.

### **Financial Reporting Entity**

As required by generally accepted accounting principles, these financial statements present the Agency and any component units. A two-column approach has been used for the presentation of these financial statements. The first column represents the Agency and its operations, defined as the "Primary Government". The second column represents Kerman Acre, L.P., a discretely presented component unit. The following analysis reflects only the current activity of the Primary Government and does not include activities of the Kerman Acre, L.P. discrete component unit. For further detail on the activities of Kerman Acre, L.P., see the "Discrete Component Unit – Kerman Acre, L.P." note disclosure found in the Notes to the Basic Financial Statements. For additional information, the complete audited financial statements of Kerman Acre, L.P., when they become available, may be requested by writing to the Housing Authority of Fresno County, at P.O. Box 11985, Fresno, California, 93776-1985.

### **Significant Programs**

**Housing Choice Voucher.** The Housing Choice Voucher program is designed to assist low-income families pay rent at an approved rental unit. Participants pay 30% of their adjusted gross income to the landlord for rent and the balance is paid by the Housing Assistance Payments (HAP) the Agency receives from HUD. Over 5,200 private owners of rental properties participate in the Housing Choice Voucher program, and the Agency has over 5,600 families participating in the program.

**Low Rent Public Housing.** The Agency's Public Housing Program includes approximately 760 public housing units scattered throughout Fresno County. Residents pay 30% of their adjusted gross income to the Agency as rent and HUD subsidizes the balance using a formula which HUD considers adequate to manage and maintain each property.

**Public Housing Capital Fund.** The Agency administers HUD's Capital Fund Program (CFP) which provides funding for modernization and improvement, new construction, and the development of public housing. Each year HUD establishes a new grant and publishes the amount awarded that can be expended over a period not to exceed four years.

### **Other Programs:**

- CalHFA Section 8 New Construction
- USDA Farm Labor Housing
- Resident Opportunities and Self Sufficiency
- Affordable Housing
- Low-Income Housing Tax Credit
- Migrant Housing OMS/HCD
- Resident Services

## **Economic Factors Affecting the Agency's Future**

The majority of the Agency's funding comes from the U.S. Department of Housing and Urban Development (HUD) in the form of Section 8 housing assistance payments, Public Housing operating subsidies, Capital Fund grants, and other smaller grants. Over the past several years, Congress and the federal government have continued to cut housing subsidies due to changes in budget priorities. These funding reductions continue to have an impact on the Agency's economic position because federal subsidies make up a majority of the Agency's revenue (85% of total operating revenue). In fiscal year 2015, the federal government operated under a Continuing Resolution that expired on December 11, 2014. On that date, the House then passed the Consolidated and Further Continuing Appropriations Act, 2015, to fund the federal government through October 2015. In anticipation of possible sequestration or a reduction in funding, the Authority placed in practice a plan to streamline Agency operations and reduce costs by eliminating non-essential expenditures. While a majority of the HUD funding was restored in 2015, there was, and still is, significant uncertainty about future funding levels. The Agency continues to explore alternative funding options to lessen our federal dependency through development activities and pursuit of other grants; however, HUD will most likely continue to be a major funding source over the foreseeable future.

The Agency has been swift to respond to changes in federal limitations, both programmatically and financially. We have responded by implementing changes designed to reduce costs with the least effect on services. We have been adamant that despite funding cuts, we would continue to maintain housing for existing residents and voucher participants, and in some cases, possibly serve more low-income clients. The Agency has implemented several measures to reduce staffing costs by changing our business practices to gain efficiencies while minimizing reductions in services. As a result, the Agency is better poised to weather additional funding cuts without further capacity reductions.

As we look forward, the near-term forecast for low-income housing programs continues to be unchanged, requiring the Agency to operate with less federal funding while continuing to provide high quality, affordable housing that promotes safe and vibrant communities. While the partial return to normalcy in federal budget and appropriation levels was welcome, it will be short-term unless Congress acts to again moderate the impact of sequestration cuts. With the change in the composition of Congress where Republicans hold a majority in both Houses in 2015, it is unlikely that sequestration will be abandoned all together. More than likely, reductions in non-defense discretionary funding will accelerate in the Republican House and Senate plans that call for further reducing the deficit, and balancing the budget. While the federal budget prospects are uncertain and generally negative for future discretionary domestic spending, including housing programs, politics of both Presidential and Congressional elections in 2016 will ultimately dictate the outcomes for the Federal Budget decisions over the next four years.

While we acknowledge the aforementioned challenges and face these political and economic realities head-on, we remain committed more than ever to our mission of creating and sustaining vibrant communities across Fresno County. Our strategy for accomplishing this includes: developing and maintaining quality affordable housing for low-income individuals throughout the City and County of Fresno; implementing exceptional programs that invest in our residents;

encouraging partnerships with local, regional and national organizations to build the Fresno community; and generating public will to address the housing needs of low-income individuals. We are confident our strategy will allow us to attain these goals and strengthen the Agency's ability to address the housing and quality-of-life challenges facing Fresno, both now and in the future.

## Overview of the Basic Financial Statements

The Agency's Basic Financial Statements consist of the following:

- Financial Statements, including:
  - Statement of Net Position;
  - Statement of Revenues, Expenses and Changes in Net Position, and;
  - Statement of Cash Flows.
- Notes to the Basic Financial Statements
- Supplemental Information

The Agency, like other governmental and quasi-governmental entities, uses fund accounting to ensure and demonstrate compliance with funding-related requirements. The funds are combined in a Proprietary Fund, which is a single "enterprise fund" with "business-type" activities intended to recover all or a portion of their costs through fees and charges for services. The Proprietary Fund presents the activities of the Agency as a whole.

The specific financial activities of the Agency have been presented within the following:

- The **Statement of Net Position** includes all of the Agency's assets and liabilities, with the difference between the two reported as the net position. Assets and liabilities are presented in the order of liquidity and are classified as "current" (convertible to cash within one year) and "non-current". This statement also provides a basis of measuring the liquidity and financial flexibility of the Agency. Over time, increases or decreases in net position will serve as a useful indicator of whether the Agency's financial health is improving or deteriorating.
- The **Statement of Revenues, Expenses, and Changes in Net Position** reports the Agency's revenues by source and its expenses by category to substantiate the changes in net position for the year. This statement measures the success of the Agency's operations over the past year.
- The **Statement of Cash Flows** reports how the Agency's cash was provided and used during the year. It also provides information about the Agency's operating, investing, and financing activities, and can be used to reconcile cash balances at December 31, 2015 and 2014. Fundamentally, this statement shows where cash came from, how cash was used, and what the change in cash was during the year.
- The **Notes to Basic Financial Statements** provides additional information that is integral to a full understanding of the Basic Financial Statements. The Notes to the Basic Financial Statements can be found in this report after the Basic Financial Statements.
- **Supplemental Information** includes the Schedule of Expenditures of Federal Awards, presented for purposes of additional analysis as required by U.S. Office of Management

and Budget 2 CFR 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). It also includes the Financial Data Schedules, which are submitted to HUD's Real Estate Assessment Center (REAC) online system.

## Financial Analysis

### *Statement of Net Position*

The purpose of the statement of net position is to give the financial statement readers a snapshot of the fiscal condition of the Agency at a certain point in time. It presents end of the year data for assets, liabilities and net position (assets minus liabilities).

Statement of Net Position is summarized in the table below:

<b><u>ASSETS</u></b>	2015	2014	Increase/ (Decrease)	% Change
Current assets	4,403,711	4,297,435	106,276	3%
Restricted assets	3,602,376	2,457,730	1,144,646	47%
Capital assets, net	14,319,240	15,507,902	(1,188,662)	-8%
Other assets	28,217,837	25,188,650	3,029,187	12%
Deferred Outflows	330,648	-	330,648	NA
Total Assets	50,873,812	47,451,717	3,422,095	7%
<b><u>LIABILITIES</u></b>				
Current liabilities	3,628,204	2,048,206	1,579,998	77%
Non-current liabilities	7,740,233	2,450,008	5,290,225	216%
Deferred Inflows	773,265	-	773,265	0%
Total liabilities	12,141,701	4,498,214	7,643,487	170%
<b><u>NET POSITION</u></b>				
Invested in capital assets, net of related debt	10,321,249	12,654,292	(2,333,043)	-18%
Restricted	2,889,384	2,177,745	711,639	33%
Unrestricted	25,521,478	28,121,466	(2,599,988)	-9%
Total Net Position	38,732,111	42,953,503	(4,221,392)	-10%
Total Liabilities and Net Position	\$ 50,873,812	\$ 47,451,717	3,422,095	7%

Total assets of the Agency at December 31, 2015 and 2014 amounted to \$50.9 million and \$47.5 million, respectively. The significant components of current assets are cash, short-term investments, and receivables from tenants and related parties. Restricted assets are cash and investments that are restricted for explicit purposes, such as federal programs or project-specific reserves. Capital assets include land, land improvements, leasehold improvements, structures,

construction in progress, and equipment. All capital assets except for land and construction in progress are shown net of accumulated depreciation. Other assets include long-term notes receivables, interest receivable, assets held for sale and investments in joint ventures. The principal changes in assets from December 31, 2014 to December 31, 2015 were increases in current assets, specifically in interest receivable, due from other governments and assets held for sale. The changes in interest receivable are attributable to increases in loan activity to related parties. The amount due from other governments includes grant funds from local partners that weren't received by December 31, 2015, but will be received in 2016.

Total liabilities of the Agency were \$12.1 million and \$4.5 million at December 31, 2015 and 2014, respectively. Current liabilities include short-term accounts payable, accrued liabilities, current portions of long-term debt, and unearned revenue. Non-current liabilities are primarily made up of the long-term portion of notes and interest payable. Non-current liabilities increased from \$2.5 million in 2014 to \$7.7 million in 2015 due to the new GASB 68 requirements around the accounting and reporting of pension liabilities and AHP Loans passed through to related parties. Due to these new requirements, the Agency added a \$3.9 million liability to the balance sheet. This liability represents the difference between the Agency's total pension liability and the current plan assets calculated at fair value. See Note 15 in the Notes to the Basic Financial Statements for more information.

Net position represents the Agency's equity, a portion of which is restricted for certain uses. Net position is divided into the following three categories:

- **Invested in capital assets:** Amounts on this line are the Agency's equity in land, structures, construction in progress, and equipment, net of related capital debt outstanding and accumulated depreciation.
- **Restricted net position:** These are assets subject to external limitations, and can be based on use, purpose, and/or time.
- **Unrestricted net position:** These resources are available for any use that is lawful and prudent based on the Agency's stated mission, and/or strategic plans.

The Agency's net position decreased by 10% during the year from \$43 million in 2014 to \$38.7 million in 2015. The decrease in net position represents an increase in long-term liabilities, which are mostly attributable to the new GASB 68 requirements initiated in 2015.

### **Statement of Revenues, Expenses and Changes in Net Position**

The purpose of the statement of revenues, expenses, and changes in net position is to present the operating and non-operating revenues earned by the Agency, the operating and non-operating expenses incurred, and other gains or losses of the Agency. This statement presents a glimpse into the financial activity that occurred from January 1, 2015 to December 31, 2015.

Operating revenues are the amounts received for providing housing services. This revenue can either come from tenants as rental payments, subsidy from the U.S. Department of Housing and Urban Development (HUD), Developer Fees for development activities, or as grant revenue from another funding source. Non-operating revenues/expenses are earned/incurred when goods or services are not a part of normal business activity, for example, interest income or interest expense.

Operating expenses are those costs incurred to maintain the housing units or to provide other services to our clientele. Capital contributions represent revenues earned from HUD for public housing capital repairs and rehabilitation.

Statement of Revenues, Expenses and Changes in Net Position is summarized in the following table:

	2015	2014	Increase (Decrease)	%
<b><u>OPERATING REVENUES</u></b>				
Rental revenue	3,608,289	3,575,138	33,151	1%
Fee revenue	298,248	386,357	(88,109)	-23%
HUD grants	43,330,623	41,652,371	1,678,252	4%
Other governmental grants	1,830,572	1,001,526	829,046	83%
Other revenue	731,021	1,408,761	(677,740)	-48%
<b>Total operating revenues</b>	<b>49,798,753</b>	<b>48,024,153</b>	<b>1,774,600</b>	<b>4%</b>
<b><u>OPERATING EXPENSES</u></b>				
Administrative	8,894,131	7,762,995	1,131,136	15%
Tenant services	587,452	18,658	568,794	3049%
Utilities	1,066,865	1,334,953	(268,088)	-20%
Maintenance & operations	2,635,242	2,513,618	121,624	5%
Protective services	33,433	56,674	(23,241)	-41%
Insurance	428,823	354,286	74,537	21%
General	708,109	1,057,281	(349,172)	-33%
Housing assistance payments	35,680,126	34,467,829	1,212,297	4%
Amortization and depreciation	2,243,938	1,780,833	463,105	26%
<b>Total operating expenses</b>	<b>52,278,119</b>	<b>49,347,127</b>	<b>2,930,992</b>	<b>6%</b>
<b>Operating income (loss)</b>	<b>(2,479,366)</b>	<b>(1,322,974)</b>	<b>(1,156,392)</b>	<b>87%</b>
<b><u>NONOPERATING REVENUES (EXPENSES)</u></b>				
Interest revenue	333,532	157,904	175,628	111%
Interest expense	(81,538)	(130,594)	49,056	-38%
Developer fees	987,060	261,677	725,383	277%
Other	117,147	(50,334)	167,481	323%
Gain (loss) on disposition of capital assets	133,868	20,210	113,658	562%
<b>Total non-operating income</b>	<b>1,490,069</b>	<b>258,863</b>	<b>1,231,206</b>	<b>476%</b>
<b>Net income before contributions</b>	<b>(989,298)</b>	<b>(1,064,111)</b>	<b>74,813</b>	<b>-7%</b>
Capital contributions - capital grants	159,852	0	159,852	0%
<b>Increase (decrease) in net position</b>	<b>(829,445)</b>	<b>(1,064,111)</b>	<b>234,666</b>	<b>-22%</b>
Net Position, beginning of year restated	39,561,555	44,017,614	(4,456,059)	10%
<b>Net Position - end of year</b>	<b>\$ 8,732,110</b>	<b>\$ 42,953,503</b>	<b>\$ (4,221,393)</b>	<b>-10%</b>

The preceding Statement of Revenues, Expenses and Changes in Net Position reflects the year ended December 31, 2015 compared to the year ended December 31, 2014. Overall, operating revenues increased by 4%, or \$1.8 million, from 2014 to 2015; operating expenses increased by 6%, or \$2.9 million for the year; non-operating revenues increased by \$1.2 million from 2014 to 2015; and capital contributions increased by \$160 thousand from prior year. These changes lead to a decrease in Net Position of \$4.2 million from December 31, 2014 to December 31, 2015. Explanations of the primary reasons for these changes are as follows:

- The primary reasons for the increase in operating revenue is additional governmental grant funding of approximately \$2.5 million.
- Operating expenses increased overall due to strategic investments in administrative costs, including personnel and software. Because of funding reductions in prior years, the Agency had not back-filled several positions across the Agency. Some key positions were added back in 2015 now that funding has stabilized. The Agency also began a strategic effort of upgrading the Agency’s software systems in 2015, which will cost approximately \$2 million dollars over the course of three years. Additionally, the Agency increased its Housing Assistance Payments approximately \$1.2 million.

### Capital Assets

The table below shows the Agency’s capital assets, net of accumulated depreciation, at December 31, 2015 and December 31, 2014:

	2015	2014	Increase (Decrease)	%
Land	\$ 1,449,424	\$ 1,449,424	\$ -	0%
Structures	9,195,691	7,171,710	2,023,981	28%
Equipment	566,615	504,037	62,578	12%
Construction in progress	3,107,510	6,382,731	(3,275,221)	-51%
Total capital assets, net	\$ 14,319,240	\$ 15,507,902	\$ (1,188,662)	-8%

Overall, the Agency’s capital assets decreased by \$1.2 million during 2015, primarily resulting from depreciation exceeding capital additions in 2015. See Note 6 in the Notes to the Basic Financial Statements for more information.

## Debt Administration

The table below shows the Agency's outstanding debt at December 31, 2015 and 2014. Short term borrowings include inter-fund loans between programs, between the City & County Housing Authorities, or between component units of the Agency. Notes payable- non-related parties include loans and mortgages with external entities. Notes payable- related parties includes loans from joint ventures and Agency-sponsored limited partnership.

	2015	2014	Increase (Decrease)	%
Short term borrowings (Inter-fund)	\$ 500,000	\$ 500,000	\$ -	0%
Notes payable- non-related parties	2,048,335	1,840,204	208,131	11%
Notes payable- related parties	3,397,637	1,149,212	2,248,425	196%
Total debt	<u>\$ 5,945,972</u>	<u>\$ 3,489,416</u>	<u>\$ 2,456,556</u>	<u>70%</u>

Most significantly, the Notes Payable-Related Parties increased by \$2.2 million during the year due to increased borrowing for our pre-development projects from \$0.3 million in 2014 to \$1.18 million in 2015. The agency also entered into a total of \$1.4 million of AHP loan passed through to related parties. See Note 6 for the Notes Receivable from related parties on AHP loans.

This financial report is designed to provide a general overview of the Agency's finances to demonstrate the Agency's accountability for the money it receives. For questions about this report or requests for additional financial information, please contact the individual below.

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Fresno, CA 93721  
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**HOUSING AUTHORITY OF FRESNO COUNTY**  
**Fresno, California**

**STATEMENT OF NET POSITION**  
**FOR THE YEAR ENDED DECEMBER 31, 2015**

<b>ASSETS</b>	<b>Primary Government</b>	<b>Kerman Acre, Inc.</b>
<b>Current Assets</b>		
Cash & Investments	2,413,671	\$ 65,360
Accounts Receivable - Tenants, Net of Allowance for Doubtful Accounts of \$5,844	32,271	80
Accounts Receivable - Other, Net of Allowance for Doubtful Accounts of \$40,109	1,117,817	-
Due From Other Governments	464,491	-
Prepaid Expenses	29,833	2,158
Assets Held For Sale	345,628	-
<b>Total Current Assets</b>	<b>4,403,711</b>	<b>67,598</b>
<b>Restricted Assets</b>		
Restricted Cash	3,602,376	43,607
<b>Total Restricted Assets</b>	<b>3,602,376</b>	<b>43,607</b>
<b>Non-Current Assets</b>		
<b>Capital Assets</b>		
Capital Assets - Not being depreciated	4,556,933	119,262
Capital Assets - Depreciable, Net of Accumulated Depreciation of \$61,663,082	9,762,307	2,700,850
<b>Total Capital Assets, Net</b>	<b>14,319,240</b>	<b>2,820,112</b>
<b>Other Non-Current Assets</b>		
Notes Receivable From Related Parties	14,991,601	-
Interest Receivable - Related Parties	781,857	-
Investment In Joint Ventures	13,130,883	-
Equity Interest In Component Unit	(686,504)	-
<b>Total Other Non-Current Assets</b>	<b>28,217,837</b>	<b>-</b>
<b>Deferred Outflow of Resources</b>		
Pension Contributions	289,451	-
Actuarial	41,197	-
<b>Total Deferred Outflow of Resources</b>	<b>330,648</b>	<b>-</b>
<b>Total Assets and Deferred Outflows</b>	<b>50,873,812</b>	<b>\$ 2,931,317</b>

See accompanying notes to the basic financial statements

**HOUSING AUTHORITY OF FRESNO COUNTY**  
**Fresno, California**

**STATEMENT OF NET POSITION**  
**FOR THE YEAR ENDED DECEMBER 31, 2015**  
**(continued)**

<b>LIABILITIES AND NET POSITION</b>	<b>Primary Government</b>	<b>Kerman Acre, Inc.</b>
<b>Current Liabilities</b>		
Vendors & Contractors Payable	680,527	\$ 3,659
Accrued Salaries	75,092	-
Accrued Compensated Absences	174,468	-
Accrued Interest Payable	46,039	-
Resident Security Deposits	289,672	5,182
Due To Other Governments	393,756	-
Other Current Liabilities - Related Parties	48,574	77,294
Other Current Liabilities - Non-related Parties	5,424	5,997
Notes Payable - Related Parties	1,498,837	-
Notes Payable - Non-related Parties	245,276	-
Unearned Revenue	170,539	570
<b>Total Current Liabilities</b>	<b>3,628,204</b>	<b>\$ 92,702</b>
<b>Non-Current Liabilities</b>		
Notes Payable - Related Parties	1,898,800	782,020
Notes Payable - Non-related Parties	1,803,059	3,102,168
Accrued Compensated Absences	96,712	-
Interest payable	25,502	343,509
Family Self-Sufficiency Escrow	41,570	-
Net Pension Liability	3,874,590	-
<b>Total Non-Current Liabilities</b>	<b>7,740,233</b>	<b>4,227,697</b>
<b>Deferred Inflows of Resources</b>		
Actuarial	773,265	-
<b>Total Deferred Inflows of Resources</b>	<b>773,265</b>	<b>-</b>
<b>Total Liabilities and Deferred Inflows</b>	<b>12,141,701</b>	<b>4,320,399</b>
<b>Net Position</b>		
Net Investment in Capital Assets	10,321,249	(1,064,076)
Restricted for:		
Housing Assistance Payments	785,651	-
Other Externally Required Reserves	2,103,733	38,425
Unrestricted	25,521,478	(363,431)
<b>Total Net Position</b>	<b>38,732,111</b>	<b>(1,389,082)</b>
<b>Total Liabilities and Deferred Inflows and Net Position</b>	<b>50,873,812</b>	<b>\$ 2,931,317</b>

See accompanying notes to the basic financial statements

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**HOUSING AUTHORITY OF FRESNO COUNTY**  
**Fresno, California**

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**FOR THE YEAR ENDED DECEMBER 31, 2015**

	<b>Primary Government</b>	<b>Kerman Acre, Inc.</b>
<b>Operating Revenues</b>		
Rental Revenue	3,608,289	\$ 75,788
Fee Revenue	298,248	-
HUD Grants	43,330,623	-
Other Governmental Grants	1,830,572	30,815
Other Revenue	731,021	3,131
<b>Total Operating Revenues</b>	<b>49,798,753</b>	<b>109,734</b>
<b>Operating Expenses</b>		
Administrative Expense	8,894,131	53,463
Tenant Services Expense	587,452	-
Utilities Expense	1,066,865	3,909
Maintenance & Operations Expense	2,635,242	30,997
Protective Services Expense	33,433	1,109
Insurance Expense	428,823	2,575
General Expense	708,109	7,692
Housing Assistance Payments	35,680,126	-
Depreciation	2,243,938	197,203
<b>Total Operating Expenses</b>	<b>52,278,119</b>	<b>296,948</b>
<b>Operating Income (Loss)</b>	<b>(2,479,366)</b>	<b>(187,214)</b>
<b>Non-Operating Revenues (Expenses)</b>		
Interest Revenue, Unrestricted	1,868	-
Interest Revenue, Restricted	3,153	-
Interest Revenue on Notes Receivable	328,511	-
Interest Expense	(81,538)	(75,530)
Fraud Recovery	15,819	-
Share of Joint Venture Net Income	400,264	-
Loss from Equity Interest in Component Unit	(112,072)	-
Developer Fees	987,060	-
Transfer From/(To) Other Related Entity	(186,864)	-
Gain/(Loss) from Disposal of Capital Assets	133,868	-
<b>Total Non-Operating Revenues</b>	<b>1,490,069</b>	<b>(75,530)</b>
<b>Income (Loss) Before Contributions and Transfers</b>	<b>(989,298)</b>	<b>(262,744)</b>
<b>Capital Contributions</b>	<b>159,853</b>	<b>-</b>
<b>Increase (Decrease) in Net Position</b>	<b>(829,444)</b>	<b>(262,744)</b>
<b>Net Position, Beginning of Year</b>	42,953,509	(1,126,338)
Prior Period Adjustment	(3,391,954)	-
<b>Adjusted Net Position, Beginning of Year</b>	<b>39,561,555</b>	<b>(1,126,338)</b>
<b>Net Position, End of Year</b>	<b>38,732,110</b>	<b>\$ (1,389,082)</b>

See accompanying notes to the basic financial statements

**HOUSING AUTHORITY OF FRESNO COUNTY**  
**Fresno, California**

**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED DECEMBER 31, 2015**

	<u>Primary Government</u>
<b>Cash Flows from Operating Activities:</b>	
Cash received from tenants	\$ 3,639,990
Cash received from others	217,727
Cash paid for issuance of notes receivable	(1,082,632)
Repayments received on notes receivable	897,069
Cash paid to employees for services	(4,999,712)
Cash paid to suppliers for goods and services	(7,501,776)
Cash received from operating grants	45,541,180
Cash paid for housing assistance	<u>(35,680,126)</u>
Net cash provided by operating activities	<u>1,031,720</u>
<b>Cash Flows from Noncapital Financing Activities:</b>	
Developer fees received	987,060
Issuance of notes payable	2,664,794
Principal paid on notes payable to related parties	<u>(1,794,370)</u>
Net cash provided by noncapital financing activities	<u>1,857,484</u>
<b>Cash Flows From Capital Financing Activities:</b>	
Grants received to acquire/construct capital assets	159,853
Acquisition of capital assets	(3,436,124)
Proceeds from sale of capital assets	137,353
Proceeds from issuance of notes payable	1,250,000
Principal paid on notes payable	(241,869)
Interest paid on notes payable	<u>(29,741)</u>
Net cash used for capital financing activities	<u>(2,160,528)</u>
<b>Cash Flows From Investing Activities:</b>	
Interest received from investments	1,868
Interest on restricted cash	<u>3,153</u>
Net cash provided by investing activities	<u>5,021</u>
Net increase (decrease) to cash and cash equivalents	733,697
Cash and cash equivalents at beginning of year	<u>5,282,350</u>
Cash and cash equivalents at end of year	<u><u>\$ 6,016,047</u></u>

See accompanying notes to the basic financial statements

**HOUSING AUTHORITY OF FRESNO COUNTY**  
**Fresno, California**

**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED DECEMBER 31, 2015**  
**(Continued)**

	<u>Primary Government</u>
<b>Reconciliation of Change in Net Position to Net</b>	
<b>Cash Provided By (Used For) Operating Activities:</b>	
Operating income (loss)	\$ (2,479,366)
Adjustments to reconcile change in net position to net cash provided by (used for) operating activities:	
Depreciation	2,243,938
Changes in joint ventures	400,264
Change in equity interest in component unit	(112,072)
Fraud recovery	15,819
Interest received on notes receivable	328,511
Other expense	(186,864)
(Increase) decrease in accounts receivable - tenants	6,195
(Increase) decrease in accounts receivable - other	(555,686)
(Increase) decrease in due from other governments	357,691
(Increase) decrease in prepaid insurance and other assets	437
(Increase) decrease in interest receivable	(586,677)
(Increase) decrease in notes receivable	72,603
(Increase) decrease in investment in joint ventures	(400,264)
(Increase) decrease in interest in component unit	112,072
Increase (decrease) in deferred outflows	(330,648)
Increase (decrease) in accounts payable - vendors	226,264
Increase (decrease) in due to related parties	13,415
Increase (decrease) in accrued salaries	71,160
Increase (decrease) in accounts payable - other governments	241,256
Increase (decrease) in deferred revenue	(68,992)
Increase (decrease) in other current liabilities	(24,315)
Increase (decrease) in FSS liabilities	22,294
Increase (decrease) in tenant security deposits payable	9,687
Increase (decrease) in compensated absences	(3,489)
Increase (decrease) in pension liability	885,222
Increase (decrease) in deferred inflows	<u>773,265</u>
Net cash provided by operating activities	<u>\$ 1,031,720</u>
<b>Reconciliation of Cash Per Statement of Net Position to Cash Per Statement of Cash Flows:</b>	
Cash and investments	\$ 2,413,671
Restricted cash	<u>3,602,376</u>
Cash at end of year	<u>\$ 6,016,047</u>
<b>Significant noncash transactions:</b>	
Sale of property in exchange for a note receivable	2,377,370

See accompanying notes to the basic financial statements

**HOUSING AUTHORITY OF FRESNO COUNTY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**YEAR ENDED DECEMBER 31, 2015**

**(1) Summary of Significant Accounting Policies**

**(A) General Purpose**

The Housing Authority of Fresno County, California (the Agency) is responsible for the development and implementation of housing programs and activities for the County of Fresno, California. The Agency provides housing to families under a variety of programs including conventional Low Income Public Housing, Housing Choice Vouchers, Section 42 Low Income Housing, Tax Credits, Migrant Services, Farm Labor Housing, and others.

**(B) Financial Reporting Entity**

The Agency was established by a resolution of the Fresno County Board of Supervisors on February 5, 1946. The Agency is governed by a seven-member Board of Commissioners appointed by the County's Board of Supervisors, where five members are appointed to four year terms, and two members, also residents of the agency housing programs, are appointed to two year terms.

As required by generally accepted accounting principles, these financial statements present the Agency and any component units. A component unit is an entity for which the primary government is considered to be financially accountable.

- The primary government is considered to be financially accountable for an organization if it appoints a voting majority of that organization's governing body, and (1) if the primary government is able to impose its will on that organization or (2) there is a potential for that organization to provide specific financial benefits to or impose specific financial burdens on the primary government.
- The primary government may also be considered financially accountable for an organization if that organization is fiscally dependent on the primary government (i.e., the organization is unable to approve or modify its budget, levy taxes or set rates/charges, or issue bonded debt without approval from the primary government).
- In certain cases, other organizations are included as component units if the nature and significance of their relationship with the primary government are such that their exclusion would cause the primary government's financial statements to be misleading or incomplete, even though the primary government is not considered financially accountable for that organization under the criteria previously described. A legally separate, tax exempt organization is reported as a component unit if (1) the economic resources received or held by the organization are entirely or almost entirely for the direct benefit of the primary government or its constituents; (2) the primary government is entitled to or has the ability to otherwise access a majority of the economic resources received or held by the organization; and (3) the economic resources received or held by the organization are significant to the primary government.

Component units must be classified as either "blended" or "discrete" in the primary government's financial statements. A component unit is "blended" if the governing boards of the two organizations are substantially the same, or if the component unit provides services entirely or almost entirely to the primary government. Component units that do not meet either of these two criteria are considered "discrete" and are reported only in the government-wide financial statements.

**HOUSING AUTHORITY OF FRESNO COUNTY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**YEAR ENDED DECEMBER 31, 2015**

A brief description of the Agency's discrete component unit is as follows:

*Kerman Acre, L.P.*, a California Limited Partnership was created to develop Granada Commons utilizing a layered finance approach using Tax Credit Assistance Program funds, Capital Funds, HOME and other grant funds. The general partners of Kerman Acre, L.P., a California Limited Partnership, are Silvercrest Inc., a joint venture of the Agency, Better Opportunities Builder, Inc., a related party of the Agency and The Housing Authority of City of Fresno. The Agency acting as Co-General Partner holds a 51.00% equity interest in Kerman Acre, L.P. with the ability to significantly influence its operations and therefore has been included as a discrete component unit under the guidance of GASB Statement No. 61. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of Fresno County, at P.O. Box 11985, Fresno, California 93776-1985.

**(C) Basis of Presentation**

The basic accounting and reporting entity is a "fund". A fund is defined as an independent fiscal and accounting entity with a self-balancing set of accounts, recording resources, related liabilities, obligations, reserves and equities segregated for the purpose of carrying out specific activities or attaining certain objectives with special regulations, restrictions or limitations.

The Agency has chosen to report their activity as one fund. The Agency has no non-major funds. The fund of the Agency is considered to be an enterprise fund. Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises, where the intent is that costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. Enterprise funds are also used when the governing body has decided that periodic determination of revenues earned, expenses incurred, or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

**(D) Measurement Focus/Basis of Accounting**

Measurement focus refers to what is being measured; basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

The Agency's operations are accounted for on an economic resources measurement focus using the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recorded at the time liabilities are incurred.

When the Agency incurs an expense for which both restricted and unrestricted resources may be used, it is the Agency's policy to use restricted resources first and then unrestricted resources as needed.

**(E) Cash and Cash Equivalents**

For the purpose of the cash flows, the Agency considers all of their cash and investments, including restricted cash, to be cash and cash equivalents. The Agency considers all of their investments to be highly liquid and, therefore, cash equivalents.

**HOUSING AUTHORITY OF FRESNO COUNTY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
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**(F) Assets Held for Sale**

Several of the Agency's funds administer homeownership programs. Assets held for sale consist of housing units set aside by the Agency for these homeownership programs. These assets are recorded at the Agency's cost to purchase the property or upon entering into a contract for sale, the estimated realizable value, if lower. See note 7 for further discussion.

**(G) Capital Assets**

The Agency's Board of Commissioners adopted a current Fixed Asset Capitalization Policy in 2013. Capital assets are defined by the Agency as assets with an initial individual cost of \$5,000 or more and having an estimated useful life of greater than one year. All purchased capital assets are valued at historical cost. Contributed capital assets are recorded at fair market value at the time received. Interest expense incurred during the development period is capitalized.

Capital assets acquired for proprietary funds are capitalized in the respective funds to which they apply. Depreciation of exhaustible capital assets used by proprietary funds is charged as an expense against operations, and accumulated depreciation is reported on the proprietary funds balance sheet. Depreciation has been provided over the estimated useful lives using the straight-line method of depreciation. Buildings are being depreciated over a useful life of thirty years, modernization costs over ten years, and dwelling and other equipment over five years.

**(H) Allowance for Doubtful Accounts**

Accounts receivable are stated net of an allowance for doubtful accounts. The Agency estimates an allowance based on an analysis of specific tenants, and landlord participants taking into consideration past due accounts and an assessment of the debtor's general ability to pay.

**(I) Net Position**

Net position represents the difference between assets and liabilities. Net investment in capital assets, net of related debt consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction, or improvement of those assets, including the interest due on the borrowing (excluding Interfund borrowing). Net position is reported as restricted when there are limitations imposed on their use either through constitutional provisions or enabling legislation or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

**(J) Operating Revenue and Expenses**

Operating revenues are those revenues that are generated directly from the primary activity of the proprietary funds. For the Agency, these revenues are typically rental charges and operating grants. Operating expenses are necessary costs that have been incurred in order to provide the good or service that is the primary activity of the fund. All revenue and expenses not meeting these definitions are reported as non-operating revenue and expenses.

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**(K) Income Taxes**

The Agency is exempt from Federal Income and California Franchise Taxes.

**(L) Grant Restrictions**

The Agency has received loans and grants from the U.S. Department of Housing and Urban Development, the U.S. Department of Agriculture, the California Housing Finance Agency, and the California Department of Housing and Community Development to build and improve housing projects. The grants require that only individuals and families that meet various income, age and employment standards be housed or aided.

Further, if the fund equity of the Agency's U.S. Department of Agriculture programs exceeds certain levels, the payments on these notes must be increased.

**(M) Use of Estimates**

The financial statements are prepared in conformity with accounting principles generally accepted in the United States of America, and accordingly, include amounts that are based on management's best estimates and judgments. Accordingly, actual results may differ from the estimates.

**(N) Notes Receivable**

The accompanying financial statements reflect the recording of certain notes receivable that represent loans made to various parties, including related parties. In certain cases, the amount of collection is dependent upon future residual receipts to be generated by the property or contingent upon the ability of the owner to sell the property at an amount sufficient to pay all liens against the property, including the obligation to the Agency. Where reasonably estimable, an allowance for doubtful accounts has been recorded to reflect management's best estimate of likely losses associated with non-repayment. An estimate of any additional potential losses associated with non-repayment cannot be reasonably estimated at this time.

**(O) Defined Benefit Pension Plan**

Pensions - For purposes of measuring the net pension liability, deferred outflows and inflows of resources related to pensions, pension expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position have been determined on the same basis as they are reported by Fresno County Housing Authority. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

GASB 68 requires that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used:

Valuation Date (VD)	June 30, 2014
Measurement Date (MD)	June 30, 2015
Measurement Period (MP)	June 30, 2014 to June 30, 2015

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**(P) Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until that time. The Agency has two items that qualifies for for reporting in this category. Deferred outflows- pension contributions and deferred outflows- actuarial. Both of these items relate to the recording of the pension liability.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Agency has one item that qualifies for reporting in this category. Deferred inflows- actuarial is the net difference between the projected and actual earnings on the Agency’s pension plan investments.

**(2) Cash and Investments**

Cash and investments held by the Agency at December 31, 2015 are classified as follows in the accompanying Statement of Net Position:

	<b>Primary Government</b>	<b>Kerman Acre, LP.</b>
Cash and investments	\$ 2,413,671	\$ 65,360
Restricted cash	3,602,376	43,607
<b>Total cash and investments</b>	<b>\$ 6,016,047</b>	<b>\$ 108,967</b>

**Disclosure Related to Interest Rate Risk**

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity its fair value will be to changes in market interest rates. In accordance with the Agency’s Investment Policy, the Agency manages its exposure to interest rate risks by purchasing a combination of shorter term and longer term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations.

**Disclosures Related to Credit Risk**

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization.

Although for the year ended December 31, 2015 the Agency did not maintain a significant equity position in investment pool activities, it is the policy of the Agency to invest only in highly rated securities to the extent practicable and where applicable by law.

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**Concentration of Credit Risk**

The investment policy of the Agency contains no limitations on the amount that can be invested in any one issuer beyond that stipulated by the California Government Code. There are no investments in any one issuer (other than external investment pools) that represent 5% or more of the Agency's total investments.

**Custodial Credit Risk**

Custodial credit risk for *deposits* is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The California Government Code and the Agency's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits, other than the following provision for deposits: The California Government Code requires California banks and savings and loan associations to secure the Agency's deposits not covered by federal deposit insurance by pledging mortgages or government securities as collateral. The market value of mortgages must equal at least 150% of the face value of deposits. The market value of government securities must equal at least 110% of the face value of deposits. Such collateral must be held in the pledging bank's trust department in a separate depository in an account for the Agency.

The custodial credit risk for *investments* is the risk that, in the event of the failure of the counterparty (broker-dealer, etc) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The California Government Code and the Agency's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for investments. With respect to investments, custodial credit risk generally applies only to direct investments in marketable securities. Custodial credit risk does not apply to a local government's indirect investment in securities through the use of mutual funds or government investment pools (such as LAIF).

The Agency executed a "General Depository Agreement" with Bank of the West on September 23, 2009. This agreement states that "any portion of the PHA funds not insured by a Federal insurance organization shall be fully (100%) and continuously collateralized with specific and identifiable U.S. Government or Agency securities prescribed by HUD. Such securities shall be pledged and set aside in accordance with applicable law or Federal regulation."

As of December 31, 2015 \$97,338 of the Agency's deposits held with the California Housing Finance Agency (CHFA) were uncollateralized.

**Equity in Investment Pool**

The Agency's cash and investments are pooled with the Housing Authority of the City of Fresno's cash and investments. Income from the investment of the pooled cash is allocated to each Agency's funds on a monthly basis, based on the average monthly balance of the fund as a percent of the average monthly total pooled cash balance.

**(3) Restricted Cash**

Restricted cash consists of funds that cannot be disbursed by the Agency unless approval is obtained from another government agency, mortgagor, or restrictions are released.

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Cash held by the California Housing Finance Agency (CHFA) can only be used for major repairs or insurance on the associated project, upon receipt of prior written approval from CHFA. Cash held for the replacement of the USDA projects and cannot be disbursed without the approval by the USDA Rural Economic and Community Development. Restricted cash held for tenant security deposits, Housing Assistance Payments, amounts restricted by the California Office of Migrant Services, and amounts restricted for FSS escrows. A schedule of all restricted cash is listed below.

	Primary Government			Kerman Acre, LP
	Cash Restriction	In Liabilities	In Restricted Net Assets	Cash Restriction
Cash restricted for:				
USDA project reserves	\$ 1,801,755	\$ -	\$ 1,801,755	\$ -
Held in escrow	50,000	-	50,000	-
HAP funding	785,651	-	785,651	-
Capital Fund advances	427,583	427,583	-	-
Tenant security deposits	285,409	285,409	-	5,182
California Office of Migrant Services	154,640	-	154,640	-
California Housing Finance Agency	97,338	-	97,338	-
Other reserves	-	-	-	38,425
	<u>\$ 3,602,376</u>	<u>\$ 712,992</u>	<u>\$ 2,889,384</u>	<u>\$ 43,607</u>

**(4) Accounts Receivable**

The Agency's accounts receivable consist of related party receivables, grant program receivables, overpayment to landlords and tenant rent receivables. Accounts receivables are carried at amortized costs, net of allowance for doubtful accounts. Provisions for losses are charged to operations in amounts sufficient to maintain an allowance for losses at a level considered adequate to cover probable losses inherent to The Agency's accounts receivable. The allowance for losses is based on management's evaluation of the collectability of the receivables and historical loss experience.

Accounts Receivable as of December 31, 2015 consists of the following:

Tenants (net of allowance for doubtful accounts of \$5,844)	\$ 32,271
<b>Total accounts receivable- tenants</b>	<u>\$ 32,271</u>
Due from related party	\$ 1,056,230
Due from HCV landlords	41,959
Other	19,628
<b>Total accounts receivable- other</b>	<u>\$ 1,117,817</u>

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**(5) Due from Other Governments**

Due from Other Governments consists of the following:

U.S. Department of HUD	\$ 275,504
Office of Migrant Services	104,424
Housing Authority of the City of Fresno	77,757
U.S. Department of Agriculture	4,182
California Housing Finance Agency	1,124
Other	1,500
<b>Total due from other governments</b>	<b>\$ 464,491</b>

**(6) Notes Receivable**

The following is a summary of changes in notes receivable as of December 31, 2015:

	<b>Balance 12/31/2014</b>	<b>Additions</b>	<b>Balance 12/31/2015</b>
<b>Related Party:</b>			
Kerman Acre L.P	678,835	-	678,835
Mendota RAD	6,000,000	-	6,000,000
Orange Cove RAD	5,430,000	-	5,430,000
Orange Cove AHP	-	800,000	800,000
Reedley Trailside	-	1,054,766	1,054,766
Reedley Kings River AHP	578,000	-	578,000
Kingsburg Marion Villas AHP	-	450,000	450,000
<b>Total Notes Receivables from Related Party</b>	<b>\$ 12,686,835</b>	<b>\$ 2,304,766</b>	<b>\$ 14,991,601</b>

Kerman Acre, L.P.

On May 16, 2010 Agency entered into a loan agreement with Kerman Acre, L.P., a related party to the Housing Authority of the County of Fresno. The note bears an interest rate of 7.5% compounded annually. Principal and interest payments are contingent upon residual funds available to Kerman Acre, L.P. The outstanding balance of the loan due from Kerman Acre, L.P. at December 31, 2015 is \$678,835 with accrued interest of \$258,483.

Mendota RAD

On December 26, 2013 the Agency entered into a loan agreement for \$6,000,000 with Mendota RAD, a related party to the Housing Authority of the County of Fresno. The purpose of the loan is to purchase a property in Mendota to rehabilitate into low-income housing. The note bears an interest rate of 3.32% compounded annually. Principal and interest payments are contingent upon residual funds available to Mendota RAD.

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On December 20, 2013 the Agency entered into a second loan agreement with Mendota RAD for \$5,400,000 for the rehabilitation of a 123-unit low-income housing. The note bears a 3.32% interest rate compounded annually and with a maturity date of December 20, 2068. Principal and interest payment shall commence on August 1, 2015 from available Net Cash Flow as defined in the Amended Partnership Agreement. The outstanding balance of two loans at December 31, 2015 is \$6,000,000 with accrued interest of \$191,567.

Orange Cove RAD

On December 20, 2013 the Agency entered into a loan agreement for \$4,430,000 with Orange Cove RAD, a related party to the Housing Authority of the County of Fresno. The note bears an interest rate of 3.32% compounded annually. Principal and interest payments are contingent upon residual funds available to Orange Cove RAD.

On December 20, 2013, the Agency entered into a second loan agreement for \$1,300,000 with Orange Cove RAD to rehabilitate five former public housing sites into four sites consisting of 87 low-income-housing units. The note bears a 3.32% interest rate compounded annually with a maturity date of December 20, 2068. Principal and interest payment will commence on September 1, 2015 from available Net Cash Flow as defined in the Partnership Agreement. The outstanding balance of these two loans at December 31, 2015 is \$5,430,000 with accrued interest of \$241,945.

On May 19, 2015, the Agency entered into a loan agreement with Orange Cove RAD in the amount of \$800,000 (the "AHP" Loan"). The AHP Loan is secured by a deed of trust on the Project and matures on May 19, 2070. The loan bears interest on the outstanding balance at 3.32%, compounded annually, as defined in the AHP loan agreement. The outstanding balance of the AHP loan at December 31, 2015 is \$800,000, and accrued interest of \$15,344 is recognized in 2016.

Reedley Trailside

On December 1, 2015, the Agency entered into an AHP agreement with Reedley Trailside, LP in the amount of \$540,000. The Loan is secured by a deed of trust on the Project and matures on June 1, 2070. The loan is secured by the project and bears no interest.

On December 3, 2015 the Agency entered into a loan agreement for \$2,210,000 with Reedley Trailside, LP, a related party to the Housing Authority of the County of Fresno. The purpose of the loan is to purchase a property in Reedley to rehabilitate into low-income housing. The note bears a simple interest rate of 4%. Principal and interest payments are contingent upon residual funds available to Reedley Trailside, LP.

As of December 31, 2015, \$1,054,766 was drawn on the \$2,210,000 note. The \$1,155,234 balance remained in escrow and is reflected in the Agency's unrestricted cash.

Reedley Kings River Commons

The Agency has entered into a loan agreement with Reedley Kings River Commons, a related party to the Housing Authority of the County of Fresno. The Agency was awarded a grant through the Affordable Housing Program (AHP), these funds were in turn loaned to the Reedley Kings River Commons development. The note bears no interest with principal payable upon completion of the project. The outstanding balance of the loan due from Reedley Kings River Commons at December 31, 2015 is \$578,000.

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Kingsburg Marion Villas

On June 1, 2015, the Agency has entered into an AHP loan agreement with Kingsburg Marion Villas, a related party to the Housing Authority of Fresno County in the amount of \$450,000. The Agency was awarded a grant through the Affordable Housing Program (AHP), these funds were in turn loaned to the Kingsburg Marion Villas development. The note bears an interest rate of 3.36% compounded annually and it matures in 55 years. As of December 31, 2015, the outstanding principal balance of the loan is \$450,000.

**(7) Assets Held for Sale**

Assets held for sale consist of homes that are being developed using a variety of Federal, State, and local funds as part of our Public Housing Program. One property was sold during the year. The value of these properties as of December 31, 2015 is \$345,628.

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**(8) Capital Assets**

	Balance at 12/31/2014	Additions	Deletions	Transfers	Balance at 12/31/2015
Capital assets not depreciated:					
Land	\$ 1,449,424	\$ -	\$ -	\$ -	\$ 1,449,424
Construction in progress	6,382,731	3,254,165	(2,377,370)	(4,152,017)	3,107,510
Total capital assets not depreciated	7,832,155	3,254,165	(6,529,386)	(4,152,017)	4,556,933
Capital assets being depreciated:					
Buildings & Improvements	65,892,416	-	(3,480)	4,152,017	\$ 70,040,953
Equipment	1,235,284	181,961	(30,561)	-	\$ 1,386,683
Total capital assets being depreciated	67,127,700	4,333,977	(34,041)	4,152,017	71,427,637
Less accumulated depreciation for:					
Buildings	(58,720,706)	(2,124,556)	-	-	\$ (60,845,262)
Equipment	(731,247)	(119,382)	30,561	-	\$ (820,068)
Total accumulated depreciation	(59,451,953)	(2,243,938)	30,561	-	(61,665,330)
Total capital assets being depreciated, net	7,675,747	2,090,039	(3,480)	4,152,017	9,762,307
<b>TOTAL</b>	<b>\$ 15,507,902</b>	<b>\$ 5,344,204</b>	<b>\$ (6,532,866)</b>	<b>\$ -</b>	<b>\$ 14,319,240</b>

**(9) Investment in Joint Ventures**

Investment in joint ventures as of December 31, 2015 consist of the following:

<b>Joint Venture</b>	<b>Investment</b>
Housing Relinquished Fund Corp	\$ 12,839,154
Silvercrest, Inc.	145,764
Housing Self-Insurance Corp	145,004
Villa Del Mar, Inc.	961
<b>Total investments in joint ventures</b>	<b>\$ 13,130,883</b>

**Change in Investment in Joint Venture:**

Balance December 31, 2014	\$ 12,730,619
Change in Investment in Joint Venture	400,264
<b>Balance December 31, 2015</b>	<b>\$ 13,130,883</b>

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*Housing Relinquished Fund Corporation (HRFC)* - Created as a steward for the Housing Authority of the City and County of Fresno's development and investment capital. HRFC's Board is comprised of two members each of the City and County Board of Commissioners. The Agency has a 35.26% equity interest in HRFC. HRFC does not issue separate financial statements.

*Housing Self Insurance Corporation (HSIC)* - Organized to provide additional security against a variety of insurable and non-insurable losses to include deductibles, payouts, settlements, and other related obligations. HSIC's Board is comprised of two members each of the City and County Board of Commissioners. The Agency has a 17.61% equity interest in HSIC. HSIC does not issue separate financial statements.

*Silvercrest, Inc.*, a California non-profit public benefit corporation - Formed as a vehicle to own and operate a number of housing developments throughout Fresno County, primarily in a limited partnership arrangement with local developers. Silvercrest, Inc.'s Board is comprised of two members each of the City and County Board of Commissioners. The Agency has a 50% equity interest in Silvercrest, Inc. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985.

*Villa Del Mar, Inc.* - Developed for purposes of ownership and management of the 48-unit Villa Del Mar affordable housing project in the City of Fresno. Villa Del Mar, Inc.'s Board is comprised of two members each of the City and County Board of Commissioners. The Agency has a 50% equity interest in Villa Del Mar, Inc. Villa Del Mar, Inc. does not issue separate financial statements.

**(10) Equity Investment in Component Unit**

*Kerman Acre, L.P.* - A California limited partnership between two general partners the Agency (the "Co-General Partner") and Better Opportunities Builder, Inc. (the "Managing General Partner"); and one special limited partner Silvercrest, Inc. (the "Limited Partner"). The Partnership was formed for the purpose of developing and operating a 16-unit project located in Fresno, California known as Granada Commons Apartments.

This project qualifies for the federal low-income housing tax credit program as described in Internal Revenue Code Section 42. Pursuant to the Amended and Restated Agreement of Limited Partnership dated March 16, 2010, profits, losses and tax credits are allocated 51.00% to the Co-General Partner, 44.00% to the Managing General Partner and 5.00% to the Limited Partner.

As of December 31, 2015 the Agency's share of its partners' deficit in the Kerman Acre, L.P. component unit is \$686,504.

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**(11) Long-Term Liabilities**

Changes in long-term liabilities for the year ended December 31, 2015 are as follows:

	<u>Balance</u> <u>12/31/2014</u>	<u>Additions</u>	<u>Deletions/ Payments</u>	<u>Balance</u> <u>12/31/2015</u>	<u>Due Within one year</u>
<b>Notes payable - non-related parties:</b>					
US Department of Agriculture					
Parlier FLH	\$ 265,490	\$ -	\$ (81,546)	\$ 183,944	\$ 76,795
Mendota FLH	747,978	-	(35,367)	712,611	34,788
Orange Cove FLH	1,967	-	(1,967)	-	-
Parkside CHFA	824,769	-	(122,989)	701,780	133,693
Kingsburg Marion AHP	<u>-</u>	<u>450,000</u>	<u>-</u>	<u>450,000</u>	<u>-</u>
Total due o non-related parties	<b>1,840,204</b>	<b>450,000</b>	<b>(241,869)</b>	<b>2,048,335</b>	<b>245,276</b>
<b>Notes payable - related parties:</b>					
P&CD AHP- Kings River Commons	-	578,000	-	578,000	-
P&CD AHP- Orange Cove RAD	-	800,000	-	800,000	-
P&CD (Pre-development notes) to HRFC	304,371	2,665,651	(1,794,370)	1,175,652	1,175,652
County Section 8 to HRFC	323,185	-	-	323,185	323,185
Office building to HRFC	66,000	-	-	66,000	-
Relinquished Fund to HRFC	<u>455,656</u>	<u>-</u>	<u>(856)</u>	<u>454,800</u>	<u>-</u>
Total due to related parties	<b>1,149,212</b>	<b>4,043,651</b>	<b>(1,795,226)</b>	<b>3,397,637</b>	<b>1,498,837</b>
<b>Other Liabilities:</b>					
Interest Payable- others	19,744	57,052	(5,255)	71,541	48,898
Family Self-Sufficiency	19,276	26,396	(4,102)	41,570	-
Compensated Absences	274,669	347,538	(351,027)	271,180	174,468
Net Pension Liability	<u>2,965,229</u>	<u>909,361</u>	<u>-</u>	<u>3,874,590</u>	<u>-</u>
	<b>3,278,918</b>	<b>1,340,347</b>	<b>(360,384)</b>	<b>4,258,881</b>	<b>223,366</b>
<b>TOTAL</b>	<b>\$ 6,268,334</b>	<b>\$ 5,833,998</b>	<b>\$ (2,397,479)</b>	<b>\$ 9,704,853</b>	<b>\$ 1,967,479</b>

The beginning balance was restated to reflect the pension liability as of the beginning of the year due to the implementation of GASB Statement No. 68.

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The following is a schedule of debt payment requirements to maturity.

<u>Year Ending December 31</u>	<u>Notes</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2016	\$ 1,744,113	\$ 46,039	\$ 1,790,152
2017	\$ 257,855	44,321	302,176
2018	\$ 222,871	30,673	253,544
2019	\$ 207,392	16,499	223,891
2020	\$ 129,063	6,052	135,115
2021-2025	\$ 185,564	23,211	208,775
2026-2030	\$ 2,023,030	13,746	2,036,776
2031-2035	\$ 155,283	3,858	159,141
2036-2040	521,657	-	521,657
	<u><b>\$ 5,446,828</b></u>	<u><b>\$ 184,399</b></u>	<u><b>\$ 5,631,227</b></u>

U.S. Department of Agriculture Notes

The Agency entered into six notes with the United States Department of Agriculture Farmer Homes Administration under the Farm Labor Housing Union Loan program. In accordance with the notes the Agency used the funds for the acquisition and development of four multi-unit rental housing developments. The notes accrue interest at 1% per annum. The notes mature at various dates beginning on January 6, 2014 and ending on April 2, 2035. At December 31, 2015 the outstanding balance for all the notes is \$896,555.

Parkside

The Parkside project has two loans with the California Housing Finance Agency (CHFA). The first note requires a monthly payment of \$15,178 and accrues interest at a rate of 8.3% per annum. The second loan of \$63,000 accrues interest at a rate of 3% per annum. This loan, principal and interest, is deferred until March 1, 2020. The outstanding balance of the two loans at December 31, 2015 is \$701,780.

Housing Relinquished Fund Corporation (HRFC)

In February 2010, the Agency entered into a promissory note agreement with the HRFC for \$323,185. This is a non interest bearing note payable in full on March 31, 2013 that may be extended until March 31, 2015. The outstanding balance on this note as of December 31, 2015 is \$323,185.

In April 2007, the Agency entered into a promissory note agreement with the HRFC for \$655,656. The note is non-interest bearing and repayment terms are not explicitly stated. The outstanding balance on this note as of December 31, 2015 is \$454,800.

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The Agency entered into various notes with the HRFM for the purpose of development activities. During 2015, the Agency transferred out \$1,794,370 and added \$2,665,651. The notes accrue interest at 5% per annum and are due by the projected completion dates in 2016. As of December 31, 2015, the outstanding balance is \$1,175,652.

The Agency entered into a promissory note agreement with the HRFM for \$66,000, representing partial funding related to the acquisition of the Central Office Building. This note is non-interest bearing and repayment terms are not explicitly stated. The outstanding balance on this note as of December 31, 2015 is \$66,000.

Kingsburg Marion Villa

On July 1, 2015, the Agency entered into an AHP agreement with Rabobank in the amount of \$450,000 from funds provided by the Federal Home Loan Bank of San Francisco pursuant to the regulations governing the Affordable Housing Program ("AHP"). Under the terms of the agreement, the AHP Loan bears no interest and the principal is payable in full in 2030. The Agency has loaned the proceeds to Kingsburg Marion Villas, a related party. See Note (6) for the Notes Receivable from Kingsburg Marion Villas related to this AHP Loan.

As of December 31, 2015, the principal balance is \$450,000 and accrued interest is \$0.

Kings River Commons

In December 2013, the Agency entered into an AHP agreement with Wells Fargo Financial National Bank in the amount of \$578,000 (the "AHP Loan") from funds provided by the Federal Home Loan Bank of San Francisco pursuant to the regulations governing the Affordable Housing Program ("AHP"). The Agency has loaned the proceeds to Kings River Commons, a related party. See Note (6) for the Notes Receivable from Kings River Commons related to this AHP Loan.

As of December 31, 2015 and 2014, the principal balance is \$578,000 and accrued interest is \$0.

Orange Cove

In May 2015, the Agency entered into a loan agreement with Rabobank in the amount of \$450,000 (the "AHP Loan") from funds provided by the Federal Home Loan Bank of San Francisco pursuant to the regulations governing the Affordable Housing Program ("AHP"). Under the terms of the agreement, the AHP Loan bears no interest and the principal is payable in full in 2030. The Agency has loaned the proceeds to Orange Cove RAD, a related party. See Note (6) for the Notes Receivable from Orange Cove RAD related to this AHP Loan.

As of December 31, 2015, the principal balance is \$800,000 and accrued interest is \$0.

Family Self Sufficiency

The Family Self Sufficiency (FSS) program provides supportive services that enable participating low and moderate income families to achieve economic independence and self-sufficiency. The Agency contracts with each participating family to set aside funds in an interest-bearing account until that family can afford to pay its entire monthly rent without assistance from the Authority. Upon successful completion of the program requirements, the funds are released and disbursed to the family. The amount held for FSS participants at December 31, 2015 is \$41,570.

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Compensated Absences Payable

It is the Agency's policy to permit employees to accumulate earned but unused vacation leave, which will be paid to employees upon separation from the Authority's service or used in future periods. The Agency permits employees to accumulate earned but unused sick leave which will be used in future periods, paid to the employee upon termination, or paid to the employee upon retirement. Upon termination employees are paid 25% of the value of their unused sick leave, except for the Executive Director who is entitled to 100% of the value of his sick leave upon request.

Upon retirement, employees are paid 50% of the value of their unused sick leave. As of December 31, 2015, accrued vacation and vested sick leave have been valued by the Agency at \$271,180.

**(12) Due to Other Governments**

Due to Other Governments consists of the following:

U.S. Department of HUD	\$ 215,459
Local Municipalities- Payment in Lieu of Taxes	133,278
Office of Migrant Services	44,069
U.S.D.A	950
<b>Total due to other governments</b>	<b>\$ 393,756</b>

**(13) Unearned Revenues**

Unearned revenues as of December 31, 2015 consist of the following:

Prepaid Annual Contribution	\$ 101,411
Prepaid Rents	35,680
Comcast service contract	33,448
<b>Total unearned revenues</b>	<b>\$ 170,539</b>

**(14) Deferred Compensation**

The Agency offers its employees a deferred compensation plan created in accordance with Internal Revenue Code 457. The plan, available to all permanent employees, permits them to defer a portion of their current salary until future years. The deferred compensation is not available to employees until termination, retirement, death or unforeseeable emergency. All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are held in trust for the exclusive benefit of participants and their beneficiaries.

The Agency maintains two plans which are administered by Mass Mutual and the California Public Employees' Retirement System. These funds are not recorded as assets of the Agency since they are held in trust for the exclusive benefit of participants and their beneficiaries and are not subject to claims of the Agency's general creditors.

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**(15) Defined Benefit Pension Plan**

**Plan Descriptions** All qualified permanent and probationary employees are eligible to participate in the Local Government’s Miscellaneous Plans, agent multiple-employer defined benefit pension plans administered by the California Public Employees’ Retirement System (CalPERS), which acts as a common investment and administrative agent for its participating member employers. Benefit provisions under the Plans are established by State statute and Local Government resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

**Benefits Provided** – CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment.

Shown below is a summary of the major optional benefits for which the agency has contracted.

<b>Contract Package</b>			
	Active Misc.	Active Misc.	Receiving Misc.
<b>Benefit Provision</b>			
Benefit Formula	2.0% @ 60	2.0% @ 62	
Social Security Coverage	Yes	Yes	
Full/Modified	Modified	Full	
Employee Contribution Rate	7.00%	6.25%	
Final Average Compensation Period	One Year	Three Year	
Sick Leave Credit	Yes	Yes	
Non-Industrial Disability	Standard	Standard	
Industrial Disability	No	No	
<b>Pre-Retirement Death Benefits</b>			
Optional Settlement 2W	No	No	
1959 Survivor Benefit Level	No	No	
Special	No	No	
Alternate (firefighters)	No	No	
<b>Post-Retirement Death Benefits</b>			
Lump Sum	\$500	\$500	\$500
Survivor Allowance (PRSA)	No	No	No
COLA	2%	2%	2%

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**Employees Covered**

<b>Summary of Valuation Data (Counts)</b>		
	<b>June 30, 2013</b>	<b>June 30, 2014</b>
1. Active Members	104	104
2. Transferred Members	40	37
3. Terminated Members	56	60
4. Retired Members and Beneficiaries	82	84
5. <b>Active to Retired Ratio</b> [(1) / (4)]	1.27	1.24

Counts of members included in the valuation are counts of the records processed by the valuation. Multiple records may exist for those who have service in more than one valuation group. This does not result in double counting of liabilities.

Average Annual Benefits represents benefit amounts payable by this plan only. Some members may have service with another agency and would therefore have a larger total benefit than would be included as part of the average shown here.

**Contribution Description**

Section 20814(c) of the California Public Employees' Retirement Law (PERL) requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through CalPERS' annual actuarial valuation process. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Employer contribution rates may change if plan contracts are amended. It is the responsibility of the employer to make necessary accounting adjustments to reflect the impact due to any Employer-Paid Member Contributions or situations where members are paying a portion of the employer contribution.

For the measurement period ending June 30, 2015 (the measurement date), the average active employee contribution rate is 6.25 percent of annual pay, and the average employer's contribution rate is 8.701 percent of annual payroll. Employer contribution rates may change if plan contracts are amended. It is the responsibility of the employer to make necessary accounting adjustments to reflect the impact due to any Employer Paid Member Contributions or situations where members are paying a portion of the employer contribution.

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**Actuarial Methods and Assumptions Used to Determine Total Pension Liability**

The June 30, 2014 valuation was rolled forward to determine the June 30, 2015 total pension liability, based on the following actuarial methods and assumptions:

Actuarial Cost Method	Entry Age Normal in accordance with the requirements of GASB 68
Amortization Method/Period	For details, see June 30, 2012 Funding Valuation Report
Actuarial Assumptions	
Discount Rate	7.65%
Inflation	2.75%
Salary Increases	Varies by Entry Age and Service
Payroll Growth	3%
Investment Rate of Return	7.65% Net of Pension Plan Investment Expenses, includes Inflation
Retirement Age	The probabilities of Retirement are based on the 2010 CalPERS Experience Study for the Period from 1997 to 2007.
Mortality Rate Table <sup>1</sup>	The probabilities of mortality are based on the 2010 CalPERS Experience Study for the period from 1997 to 2007. Pre-retirement and Post-retirement mortality rates include 5 years of projected mortality improvement using Scale AA published by the Society of Actuaries.
Post Retirement Benefit Increase	Contract COLA up to 2.75% until Purchasing Power Protection Allowance Floor on Purchasing Power applies, 2.75% thereafter

<sup>1</sup> The mortality table used was developed based on CalPERS' specific data. The table includes 20 years of mortality improvements using Society of Actuaries Scale BB. For more details on this table, please refer to the 2014 experience study report.

All other actuarial assumptions used in the June 30, 2014 valuation were based on the results of an actuarial experience study for the period from 1997 to 2011, including updates to salary increase, mortality and retirement rates. The Experience Study report can be obtained at CalPERS' website under Forms and Publications.

**Change of Assumptions**

GASB 68, paragraph 68 states that the long long-term expected rate of return should be determined net of pension plan investment expense but without reduction for pension plan administrative expense. The discount rate of 7.50 percent used for the June 30, 2014 measurement date was net of administrative expenses. The discount rate of 7.65 percent used for the June 30, 2015 measurement date is without reduction of pension plan administrative expense.

**Discount Rate**

The discount rate used to measure the total pension liability was 7.65 percent. To determine whether the municipal bond rate should be used in the calculation of a discount rate for each plan, CalPERS stress tested plans that would most likely result in a discount rate that would be different from the

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actuarially assumed discount rate. Based on the testing of the plans, the tests revealed the assets would not run out. Therefore, the current 7.65 percent discount rate is appropriate and the use of the municipal bond rate calculation is not deemed necessary. The long-term expected discount rate of 7.65 percent is applied to all plans in the Public Employees Retirement Fund. The stress test results are presented in a detailed report called “GASB Crossover Testing Report” that can be obtained at CalPERS’ website under the GASB 68 section.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, staff took into account both short-term and long-term market return expectations as well as the expected pension fund (Public Employees’ Retirement Fund) cash flows. Such cash flows were developed assuming that both members and employers will make their required contributions on time and as scheduled in all future years. Using historical returns of all the funds’ asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent.

The table below reflects long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. The target allocation shown was adopted by the Board effective on July 1, 2014.

<b>Asset Class</b>	<b>Current Target Allocation</b>	<b>Real Return Years 1 - 10<sup>1</sup></b>	<b>Real Return Years 11+<sup>2</sup></b>
Global Equity	51.0%	5.25%	5.71%
Global Fixed Income	19.0%	0.99%	2.43%
Inflation Sensitive	6.0%	0.45%	3.36%
Private Equity	10.0%	6.83%	6.95%
Real Estate	10.0%	4.50%	5.13%
Infrastructure and Forestland	2.0%	4.50%	5.09%
Liquidity	2.0%	(0.55%)	(1.05%)

<sup>1</sup>An expected inflation of 2.5% used for this period

<sup>2</sup>An expected inflation of 3.0% used for this period

**Pension Plan Fiduciary Net Position**

The Plan’s Fiduciary Net Position at June 30, 2015 was \$26,123,819. As of the start of the period, the Net Pension Liability was \$2,965,229.

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**Changes in Net Pension Liability**

The Changes in Net Pension Liability for the year ended June 30, 2015 were as follows:

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability /(Asset)
	(a)	(b)	(c) = (a) - (b)
<b>Balance at: 06/30/2014</b>	<b>29,344,054</b>	<b>26,378,825</b>	<b>2,965,229</b>
<b>Changes Recognized for the Measurement Period</b>			
Service Cost	636,707	-	636,707
Interest on Total Pension Liability	2,162,499	-	2,162,499
Changes of Benefit Terms	-	-	-
Changes of Assumptions	(520,576)	-	(520,576)
Differences between Expected and Actual Experience	(123,455)	-	(123,455)
Plan to Plan Resource Movement	-	-	-
Contributions - Employer	-	343,617	(343,617)
Contributions - Employees	-	339,737	(339,737)
Net Investment Income	-	591,865	(591,865)
Benefit Payments, including Refunds of Employee Contributions	(1,500,820)	(1,500,820)	-
Administrative Expense	-	(29,405)	29,405
<b>Net Changes during 2014-2015</b>	<b>654,355</b>	<b>(255,006)</b>	<b>909,361</b>
<b>Balance at: 06/30/2015</b>	<b>29,998,409</b>	<b>26,123,819</b>	<b>3,874,590</b>

**Sensitivity of the Net Pension Liability to Changes in the Discount Rate**

	Discount Rate – 1% (6.65%)	Current Discount Rate (7.65%)	Discount Rate + 1% (8.65%)
Plan's Net Pension Liability/ (Asset)	\$7,820,946	\$3,874,590	\$614,027

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**Subsequent Events**

There were no subsequent events that would materially affect the results presented in this disclosure.

**Recognition of Gains and Losses**

Under GASB 68, gains and losses related to changes in total pension liability and fiduciary net position are recognized in pension expense systematically over time.

The first amortized amounts are recognized in pension expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to pensions and are to be recognized in future pension expense.

The amortization period differs depending on the source of the gain or loss:

Difference between projected and actual earnings on investments	5 year straight-line amortization
All other amounts	Straight-line amortization over the average expected remaining service lives of all members that are provided with benefits (active, inactive, and retired) as of the beginning of the measurement period

**Expected Average Remaining Service Lifetime (EARSL)**

The expected average remaining service lifetime (EARSL) is calculated by dividing the total future service years by the total number of plan participants (active, inactive, and retired). Note that inactive employees and retirees have remaining service lifetimes equal to 0. Also note that total future service is based on the members' probability of decrementing due to an event other than receiving a cash refund.

The EARSL for the Plan for the June 30, 2015 measurement date is 4.1 years, which was obtained by dividing the total service years of 1,169 (the sum of remaining service lifetimes of the active employees) by 285 (the total number of participants: active, inactive, and retired). Note that inactive employees and retirees have remaining service lifetimes equal to 0. Also note that total future service is based on the members' probability of decrementing due to an event other than receiving a cash refund.

**Deferred Outflows and Deferred Inflows of Resources**

As of June 30, 2015, the Housing Authority of Fresno County has deferred outflows and deferred inflows of resources related to pensions listed below.

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Contributions subsequent to the measurement date are also shown as a Deferred Outflow of Resources.

	<b>Deferred Outflows of Resources</b>	<b>Deferred inflows of Resources</b>
Changes of Assumptions	\$ -	\$ 390,164
Differences between Expected and Actual Experiences	41,197	135,233
Pension payments between June 30 and December 31, 2015	289,451	-
Net Difference between Projected and Actual Earnings on Pension Plan Investments	-	247,868
<b>Total</b>	<b>\$ 330,648</b>	<b>\$ 773,265</b>

Pension expense for the current year is \$1,864,382.

The \$289,451 in pension payments between June 30 and December 31, 2015, reported as deferred outflows of resources related to employer contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2016. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in future pension expense as follows:

Measurement Periods Ended June 30:	Deferred Outflows/ (Inflows) of Resources
2016	\$(334,912)
2017	(334,912)
2018	(329,273)
2019	267,040
2020	-

**(16) Insurance Coverage**

HARRP

The Agency is a member of the Housing Authority Risk Retention Pool (HARRP). HARRP was established by public housing authorities participating in an intergovernmental cooperation agreement pursuant to specific statutes in Oregon, Washington, California and Nevada for the purpose of operating and maintaining a cooperative program of risk management and loss indemnification. HARRP offers property, general, automobile, fidelity, and officers' liability insurance to participants. Membership was comprised of 90 public housing authorities at December 31, 2015. The relationship between the Authorities and HARRP is such that HARRP is not a component unit of the Agency for financial reporting purposes.

The Agency paid premiums totaling approximately \$120,420 during the year ended December 31, 2015. The loss limits for the various types of insurance varied as follows: \$2,000,000 for property

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with a deductible per occurrence of \$10,000; \$2,000,000 for general liability with no deductible; \$2,000,000 for automobile, including losses arising from the use of a non-owned covered automobile; \$100,000 for employee dishonesty and forgery and alteration with a \$1,000 deductible; \$10,000 for theft with a \$1,000 deductible; and \$2,000,000 for errors and omissions with a 10% co-pay.

This activity related to risk management is also accounted for in the Housing Self Insurance Corporation (HSIC), a joint venture of the Agency. HSIC records an expense when it pays for repairs to the Agency's properties when incurred. HSIC records revenue when it receives payment from the Agency for insurance premiums recorded as expense by the Agency.

California Housing Worker's Compensation Authority

The Agency is insured for workers' compensation claims by the California Housing Workers' Compensation Authority (CHWCA). Under this program, the pool provides up to \$550,000 workers' compensation coverage and \$550,000 employer's liability coverage. CHWCA also provides excess workers' compensation coverage with the following limits: The Authorities are insured for Statutory Workers' Compensation by the Safety National Casualty Corporation. The pool provides up to \$5,000,000 per occurrence.

**(17) Participation in Related Party Limited Partnerships**

Reedley Kings River Commons, LP

Reedley Kings River Commons, LP was formed to acquire, construct, and operate an affordable-housing complex and community resource building in Reedley, California. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on December 1, 2013, by Reedley Kings River Commons AGP, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest Inc., a California nonprofit public benefit corporation, as the Managing General Partner. The day to day operations of the partnership are controlled by the Managing General Partner. R4 FR Acquisition LLC is the Investor Limited Partner, and Silvercrest, Inc. is the Withdrawing Special Limited Partner.

Mendota RAD, LP

Mendota RAD, LP was formed to acquire, construct and/or rehabilitate, and operate a scattered site affordable-housing development and community resource building in Mendota, California. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on December 20, 2013, by Mendota RAD AGP, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest Inc., a California nonprofit public benefit corporation, as the Managing General Partner. The day to day operations of the partnership are controlled by the Managing General Partner. PNC Bank, National Association is the Investor Limited Partner, and Columbia Housing SLP Corporation is the Special Limited Partner.

Net profits or losses of the partnership are allocated 0.005% to each of the two General Partners, Silvercrest Inc. and Mendota RAD AGP, LLC. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the Fresno County, at

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P.O. Box 11985, Fresno, California 93776-1985. See note 6 for descriptions of any related party transactions between the Agency and the partnership.

Orange Cove RAD, LP

Orange Cove RAD, LP was formed to acquire, construct and/or rehabilitate, and operate a scattered site affordable-housing development and community resource building in Orange Cove, California. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on December 20, 2013, by Orange Cove RAD AGP, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest Inc., a California nonprofit public benefit corporation, as the Managing General Partner. The day to day operations of the partnership are controlled by the Managing General Partner. PNC Bank, National Association is the Investor Limited Partner, and Columbia Housing SLP Corporation is the Special Limited Partner.

Net profits or losses of the partnership are allocated 0.005% to each of the two General Partners, Silvercrest Inc. and Orange Cove RAD AGP, LLC. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the Fresno County, at P.O. Box 11985, Fresno, California 93776-1985. See note 6 for descriptions of any related party transactions between the Agency and the partnership.

Kingsburg Marion Villas, LP

Kingsburg Marion Villas, LP was formed to acquire, construct, and operate Kingsburg Marion Villas, a 45 unit affordable-senior housing complex and community resource building in Kingsburg, California. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on March 18, 2014, by Kingsburg Marion Villas AGP, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest Inc., a California nonprofit public benefit corporation as the Managing General Partner. The day to day operations of the partnership are controlled by the Managing General Partner. PNC Bank National Association is the Investor Limited Partner; PNC Real Estate Tax Credit Capital Fund 47 is the State Limited Partner and Columbia Housing SLP Corporation as the Special Limited Partner.

Net profits or losses of the partnership are allocated 0.005% to each of the two General Partners, Silvercrest Inc. and Kingsburg Marion Villas AGP, LLC. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the Fresno County, at P.O. Box 11985, Fresno, California 93776-1985. See note 6 for descriptions of any related party transactions between the Agency and the partnership.

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Firebaugh Gateway, LP

Firebaugh Gateway, LP was formed to expand the development and availability of long-term senior housing for low income person residing in the City of Firebaugh, California, including the sale of low-income housing tax credits and entering into agreements for the financing, planning, construction and development, on real property located in the City of Firebaugh, County of Fresno, California, of a 30 unit affordable-housing project for seniors, generally known as Firebaugh Gateway Apartments. The project will begin construction in 2016 and as of December 31, 2015 there is no substantial activity to report.

Reedley Trailside Terrace, LP

Reedley Trailside Terrace, LP was formed to expand the development and availability of affordable housing for low income persons residing in the City of Reedley, California, including the sale of low-income housing tax credits and entering into agreements for the financing, planning, construction and development, on real property located in the City of Reedley, County of Fresno, California, of a 55 unit affordable-housing project, generally known as Trailside Terrace Apartments. The project will begin construction in 2016 and as of December 31, 2015 there is no substantial activity to report.

Shockley Terrace, LP

Shockley Terrace, LP was formed to expand the development and availability of long-term housing for low income persons residing in the City of Selma, California, including the sale of low-income housing tax credits and entering into agreements for the financing, planning, construction and development, on real property located in the City of Selma, County of Fresno, California, of a 48 unit affordable-housing project for families, generally known as Shockley Terrace. The project will begin construction in 2016 and as of December 31, 2015 there is no substantial activity to report.

**(18) Other Related Parties**

Better Opportunities Builders, Inc.

The Executive Director of the Agency serves as the Secretary-Treasurer of Better Opportunities Builders, Inc. (BOB). The Agency's Chief Financial Officer serves as the Chief Executive Officer of BOB. One of the Agency's Commissioners serves on the Board of Directors of BOB. The remaining Board of Directors selected by other affiliated agencies. BOB has agreed to be the managing general partner in several low income housing projects within the City of Fresno.

Housing Authority of the City of Fresno

The Housing Authority of the City of Fresno was established by a resolution of the Fresno City Council on March 14, 1940. The Authority is governed by a seven-member Board of Commissioners who are appointed to four year terms by the City Council, reports on a calendar year, and has issued separate financial and compliance audits for 2015. The County and City Housing Authorities operate and report separately while sharing the same management team and staff. All significant related party transactions have been appropriately identified in the accompanying financial statements.

The budget document for the jointly managed operations is approved by both Boards. If one Board amends budgetary data subject to its jurisdiction, executive staff of the Authorities amends the joint budget as necessary to accommodate such changes. Although each Board takes action to approve

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its portion of the budget, the budget adoption process reflects considerable interplay between the two Boards and is essentially a single process managed by the shared management and staff of the two Authorities.

**(19) Interfund and Interagency Activity**

The following is a summary of changes in Interfund loans as of December 31, 2015:

	<b>Balance 12/31/14</b>	<b>Additions</b>	<b>Deletions</b>	<b>Balance 12/31/15</b>
<b>Receivables:</b>				
County RF from P&CD	\$ 500,000	-	-	\$ 500,000
<b>Total Receivables</b>	<b>\$500,000</b>	<b>-</b>	<b>-</b>	<b>\$500,000</b>
<b>Payables:</b>				
P&CD to County RF	\$ 500,000	-	-	\$ 500,000
<b>Total Payables</b>	<b>\$500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$500,000</b>

The Authority has made Interfund loans. Interfund balances have been eliminated in the Statement of Net Position.

On May 28, 2008, the Authority approved a loan of \$500,000 from the Relinquished Fund to the Planning and Community Development Fund. This loan carries an interest rate of 3% per annum. The outstanding balance of the loan and accrued interest at December 31, 2015 is \$500,000 and \$95,885 respectively.

**(20) Contingent Liabilities**

Grants

The Agency has received funds from various federal, state, and local grant programs. It is possible that at some future date it may be determined that the Agency was not in compliance with applicable grant requirements. The amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time although management does not expect such disallowed amounts, if any, to materially affect the financial statements.

Pending Litigation

In the normal course of operations, the Agency may become a defendant in various litigation disputes. In the opinion of management and counsel, the outcome of current litigation not already accrued as a liability, is not expected to materially or adversely affect the financial position of the Agency.

HUD Guaranteed Debt

In 1999, HUD directed the Agency to remove all HUD guaranteed debt from their financial statements. These HUD-guaranteed notes and bonds have not been forgiven by HUD. However, the Public Housing Programs' Annual Contributions Contract (ACC) states that all debt service requirements related to these notes are HUD's responsibility. It is therefore management's opinion,

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YEAR ENDED DECEMBER 31, 2015**

that the Agency is not currently liable for these notes as long as the federal government continues to honor the ACC. Accordingly, the accompanying financial statements have not been adjusted to reflect any related loss contingency.

Pension Liability

The Agency is currently researching a potential liability for additional pension expense. Currently details are not clearly defined, and the range of exposure, if any, has not been determined.

**(21) Prior Year Restatement**

During the year ended December 31, 2015, the Agency made certain adjustments to beginning equity as a result of a change in accounting principles and correction of errors as follows:

Net Position at Beginning of Year, as Previously Reported	\$ 42,953,509
Adjustment to reflect pension liability as of the beginning of the year (implementation of GASB 68)	(2,989,368)
Recognition of FY 2013 note payable to Rabobank for Kings River Reedley AHP. Note proceeds were originally posted to other income.	(578,000)
OMS program fiscal year end change	<u>175,414</u>
<b>Net Position at Beginning of Year, as Restated</b>	<b><u>\$ 39,561,555</u></b>

**(22) Restricted Net Position**

Net position is reported as restricted when constraints placed on the use is either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or imposed by law through constitutional provisions or enabling legislation and/or imposed time restrictions.

The Agency has reported the following as restricted net position:

**Externally required restrictions:**

HUD Housing Assistance Payments	\$ 785,651
Other externally required reserves	<u>2,103,733</u>
<b>Total</b>	<b><u>\$ 2,889,384</u></b>

**(23) Discrete Component Unit – Kerman Acre, L.P.**

**A. Organization**

Kerman Acre, L.P. (the “Partnership”) is a California limited partnership between two general partners, Housing Authority of Fresno County (the “Co-General Partner”) and Better Opportunities Builder, Inc. (the “Managing General Partner”); and one special limited partner Silvercrest, Inc. (the “Limited Partner”). The Partnership was formed for the purpose of developing and operating a 16-unit project located in Fresno, California known as Granada Commons Apartments (the “Project”). The Project qualifies for the federal low-income housing tax credit program as described in Internal Revenue Code Section 42.

**HOUSING AUTHORITY OF FRESNO COUNTY**  
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The Project has qualified for and received, under the Tax Credit Assistance Program (“TCAP”), a loan from the California Tax Credit Allocation Committee (“TCAC”) under the requirements of Section 1603 of the American Recovery and Reinvestment Act of 2009 (“ARRA”). Under the terms of the loan, the Project is to be operated as a low-income housing tax credit project pursuant to Internal Revenue Code Section 42 (“Section 42”) which regulates the use of the Project as to occupant eligibility and unit gross rent, among other requirements. Each low-income unit of the Project must meet the provisions of the regulations during each of the 15 consecutive years in order to remain qualified to be entitled to the loan. In addition, Kerman Acre, LP, a California Limited Partnership has executed an extended Low-Income Housing Covenant for low-income housing which requires the utilization of the Project pursuant to Section 42 for a minimum of 30 years, even if disposition of the Project by the Partnership occurs.

Pursuant to the Amended and Restated Agreement of Limited Partnership dated March 16, 2010, (the “Partnership Agreement”), profits, losses and tax credits are allocated 51.00% to the Co-General Partner, 44.00% to the Managing General Partner and 5.00% to the Limited Partner. Pursuant to the terms of the Partnership Agreement, the Limited Partner is required to make capital contributions totaling \$100, the Co-General Partner is required to make capital contribution totaling \$800 and the Managing General Partner is required to make capital contributions totaling \$100.

**B. Fixed assets**

Fixed assets consist of the following as of December 31:

	<b>Balance at 12/31/2014</b>	<b>Additions</b>	<b>Deletions</b>	<b>Balance at 12/31/2015</b>
Capital assets not being depreciated:				
Land	\$ 119,217	\$ 45	\$ -	\$ 119,262
Total capital assets not being depreciated	<u>119,217</u>	<u>45</u>	<u>-</u>	<u>119,262</u>
Capital assets being depreciated:				
Buildings & Improvements	3,110,840	-	-	3,110,840
Equipment	327,259	-	-	327,259
Total capital assets being depreciated	<u>3,438,099</u>	<u>-</u>	<u>-</u>	<u>3,438,099</u>
Less:				
Accum. Depr. - Buildings & Improve.	(400,960)	(164,477)	-	(565,437)
Accum. Depr. - Equipment	(139,085)	(32,726)	-	(171,811)
Total accumulated depreciation	<u>(540,045)</u>	<u>(197,203)</u>	<u>-</u>	<u>(737,248)</u>
Total capital assets being depreciated, net	<u>2,898,054</u>	<u>(197,203)</u>	<u>-</u>	<u>2,700,851</u>
<b>Total capital assets, net</b>	<b><u>\$3,017,271</u></b>	<b><u>\$(197,158)</u></b>	<b><u>\$ -</u></b>	<b><u>\$2,820,113</u></b>

Fixed assets and depreciation

Fixed assets are recorded at cost. Buildings, which include building improvements, are depreciated over their estimated useful lives of 40 years under the straight-line method. Land improvements are depreciated over their estimated useful life of 20 years under the straight-line method. Furniture and equipment are depreciated over their estimated useful life of 10 years under the straight-line method.

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Depreciation expense under FASB for the year ended December 31, 2015 was \$47,455. Under GASB, depreciation expense is an additional \$149,748 for a total depreciation for the year ended December 31, 2015 of \$197,203.

**C. Long Term Liabilities**

<u>Kerman Acre, LP</u>	<b>Balance 12/31/14</b>	<b>Additions</b>	<b>Balance 12/31/15</b>
<b>Non-related Parties:</b>			
Kerman Acre TCAC	\$ 2,202,168	\$ -	\$ 2,202,168
Kerman Acre Fresno County	900,000	-	900,000
Total Notes Payable - Non related	3,102,168	-	3,102,168
<b>Related Parties:</b>			
HACF - CFRG loan	678,835	-	678,835
BOB - RHED Loan	103,185	-	103,185
Accrued Interest	188,007	155,502	343,509
<b>Total Long-term liabilities</b>	<b>\$4,072,195</b>	<b>\$155,502</b>	<b>\$4,227,697</b>

Kerman Acre, LP

The Partnership entered into a TCAC loan agreement in an amount not to exceed \$2,202,168 for the purpose of developing the rental property. The funds are to be used solely for eligible costs per the loan agreement. The note is dated March 16, 2010 and bears no interest. The loan is secured deed of trust and matures on March 16, 2065. All outstanding principal payments are due at maturity. As of December 31, 2015, the outstanding principal balance was \$2,202,168.

The Partnership entered into a HOME loan agreement (the “HOME Loan”) with the County of Fresno. The HOME Loan is in the amount of \$900,000 for the purpose of developing the Project and the loan bears no interest. The loan is secured by the deed of trust and matures on April 1, 2041. Payments are made from available cash flow as further defined in the Partnership Agreement. As of December 31, 2015, the outstanding principal balance was \$900,000.

**D. Related party transactions**

Property management fee

Pursuant to the property management agreement date October 13, 2010, (the “Property Management Agreement”) with the Housing Authority of the Fresno County (the “Manager”), the Manager is to manage the operations of the Project. As defined in the Property Management Agreement, the property management fee is \$65.07 per unit per of month, excluding the manager’s unit. For the year ended December 31, 2015, property management fees of \$10,111 were incurred.

Ground lease

Pursuant to the Ground Lease Agreement dated March 16, 2010, (the “Ground Lease”), the Partnership entered into a ground lease to pay the Managing General in the amount of \$10 per year plus additional rent as defined in the Ground Lease until the lease expires. In addition, the Partnership is obligated to pay all costs, expenses and obligations with respect to the property including property taxes, insurance, utilities operating costs and costs of maintenance. The lease term commenced on March 16, 2010 and

**HOUSING AUTHORITY OF FRESNO COUNTY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**YEAR ENDED DECEMBER 31, 2015**

expires on February 28, 2066. For the year ended December 31, 2015, ground lease expense was \$10, and is included in general and administrative expenses on the statement of operations. As of December 31, 2015, there is no outstanding balance for the ground lease.

Co-General Partner Management Fee

Pursuant to the Partnership Agreement, the Partnership pays an annual partnership management fee of \$1,920, increased annually by 3%, to the Co-General Partner. The fee shall accrue, without interest, and shall be payable from available cash flow as further defined in the Partnership Agreement. For the years ended December 31, 2015, the partnership management fee with interest was \$2,161, and is included in general partner fees on the statement of revenues & expenses. As of December 31, 2015, the amount owed for Co-General Partner management fee was \$10,194 and is included in due to general partners on the Statement of Net Position.

Managing General Partner Management Fee

Pursuant to the Partnership Agreement, the Partnership pays an annual partnership management fee of \$19,200, increased annually by 3%, to the Managing General Partner. The fee shall accrue without interest and shall be payable from available cash flow as further defined in the Partnership Agreement. For the year ended December 31, 2015, the partnership management fee with interest was \$21,610 and is included in general partner fees on the statement of revenues & expenses. As of December 31, 2015, the amount owed for Managing General Partner management fee was \$101,935, and is included in due to general partners on the Statement of Net Position.

Developer Fee Payable

Pursuant to the Developer Agreement dated March 16, 2010 (the “Developer Agreement”), the Partnership agreed to pay the Limited Partner and Co-General partner (the “Developers”), a total development fee up to \$474,000 for services relating to the development of the Project. The fee shall be paid from available proceeds after certain milestones are achieved per the Developer Agreement, and the balance bears no interest. As of December 31, 2015 the amount owed was \$47,400.

Due to HACF

HACF advanced funds to the Partnership for various operational costs. The outstanding balance does not bear interest and is payable out of available Net Cash Flow, as defined in the Partnership Agreement. As of December 31, 2015, the outstanding amount owed to HACF was \$30,654.

Notes Payable – HAFC

On March 16, 2010, the Partnership entered into a Capital Fund Recovery Grant (the “CFRG”) assistance loan agreement with HAFC in the amount not to exceed \$1,200,000 for the purpose of developing the rental property. The CFRG loan has been made available by the U.S. Department of Housing and Urban Development pursuant to the American Recovery and Reinvestment Act of 2009. Prior to the completion of construction, the note bore interest at 5%. Subsequent to the construction completion the note bears an interest of 7.5%. The CFRG loan is secured by the deed of trust on the property and matures on March 16, 2065. As the second priority loan, along with the fourth priority loan, payments are made in accordance with their respective balance from 79.8% of net cash flow per the Partnership Agreement. For the year ended December 31, 2015, interest expense was \$63,298. As

**HOUSING AUTHORITY OF FRESNO COUNTY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**YEAR ENDED DECEMBER 31, 2015**

of December 31, 2015, the outstanding principal balance was \$678,835, with accrued interest of \$201,204.

Notes Payable – BOB

On March 16, 2010, the Partnership entered into a Rural Housing and Economic Development assistance loan agreement with Better Opportunities Builders, Inc. in the amount not to exceed \$147,238 for the purpose of developing the rental property. Prior to the completion of construction, the note bore interest at 5%. Subsequent to the completion of construction, the note bears interest at 7.5%. The loan is secured by the deed of trust and matures on March 16, 2065. As the fourth priority loan, along with the second priority loan (CFRG), payments are made in accordance with their respective balances from 79.8% of net cash flow per the Partnership Agreement. For the year ended December 31, 2015, interest expense was \$11,879. As of December 31, 2015, the outstanding principal balance was \$103,185, with accrued interest of \$61,980.

**E. Low-income housing tax credits**

The Partnership expects to generate an aggregate of \$1,000 of federal low-income housing tax credits (“Tax Credits”). Generally, such credits become available for use by its partner’s pro-rata over a ten-year period, which began in 2011. The year in which the credit period begins is determined on a building-by-building basis within the Partnership. In order to qualify for these credits, the Project must comply with various federal and state requirements. These requirements include, but are not limited to, renting to low-income tenants at rental rates, which do not exceed specified percentages of area median gross income for the first 15 years of operation. The Partnership has also agreed to maintain and operate the Project as low-income housing for an additional 40 years beyond the initial 15-year compliance period. Because the Tax Credits are subject to compliance with certain requirements, there can be no assurance that the aggregate amount of Tax Credits will be realized and failure to meet all such requirements or to correct noncompliance within a specified time period may result in generating a lesser amount of Tax Credits than expected in future years, and/or recapture of Tax Credits previously allocated. A reduction of future credits or recapture would require credit deficit payments to the Limited Partner under the terms of the Partnership Agreement.

REQUIRED SUPPLEMENTARY INFORMATION

**HOUSING AUTHORITY OF FRESNO COUNTY  
REQUIRED SUPPLEMENTARY INFORMATION  
YEAR ENDED DECEMBER 31, 2015**

**Schedule of Changes in Net Pension Liability and Related Ratios for the Measurement Periods  
Ended June 30:**

<b>Measurement Period</b>	<b><u>2015*</u></b>	<b><u>2014*</u></b>
<b>TOTAL PENSION LIABILITY:</b>		
Service Cost	\$ 636,707	\$ 632,927
Interest on Total Pension Liability	2,162,499	2,076,674
Changes of Assumptions	(520,576)	-
Difference between Expected and Actual Experience	(123,455)	-
Benefit Payments, Including Refunds of Employee Contributions	(1,500,820)	(1,476,137)
<b>Net Change in Total Pension Liability</b>	<b><u>654,355</u></b>	<b><u>1,233,464</u></b>
Total Pension Liability – Beginning	<u>29,344,053</u>	<u>28,110,589</u>
Total Pension Liability – Ending	<b><u>\$ 29,998,408</u></b>	<b><u>\$ 29,344,053</u></b>
<b>PLAN FIDUCIARY NET POSITION</b>		
Contributions – Employer	\$ 343,617	\$ 316,377
Contributions – Employee	339,737	310,693
Net Investment Income	591,865	3,967,964
Benefit Payments, Including Refunds of Employee Contributions	(1,500,820)	(1,476,137)
Administrative Expense	(29,405)	-
<b>Net Change in Fiduciary Net Position</b>	<b><u>(255,006)</u></b>	<b><u>3,118,897</u></b>
Plan Fiduciary Net Position – Beginning	<u>26,378,825</u>	<u>23,259,928</u>
Plan Fiduciary Net Position – Ending	<b><u>\$ 26,123,819</u></b>	<b><u>\$ 26,378,825</u></b>
Plan Net Pension Liability/(Asset)	<u>\$ 3,874,589</u>	<u>\$ 2,965,228</u>
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	<u>87.08%</u>	<u>89.89%</u>
Covered Employee Payroll	<u>\$ 4,912,678</u>	<u>\$ 4,749,075</u>
Plan Net Pension Liability/(Asset) as a Percentage of Covered-Employee Payroll	<u>78.87%</u>	<u>62.44%</u>

*\*Information is not available for 10 years*

<sup>1</sup>Covered-Employee Payroll presented above is based on pensionable earnings provided by the employer. However, GASB 68 defines covered-employee payroll as the total payroll of employees that are provided pensions through the pension plan. Accordingly, if pensionable earnings are different than total earnings for covered-employees, the employer should display in the disclosure footnotes the payroll based on total earnings for the covered group and recalculate the required payroll-related ratios.

**HOUSING AUTHORITY OF FRESNO COUNTY  
REQUIRED SUPPLEMENTARY INFORMATION  
YEAR ENDED DECEMBER 31, 2015**

**Notes to Schedule of Changes in Net Pension Liability and Related Ratios Schedule:**

Benefit Changes: The figures above do not include any liability impact that may have resulted from plan changes which occurred after the June 30, 2014 valuation date. This applies for voluntary benefit changes as well as any offers of Two Years Additional Service Credit (a.k.a. Golden Handshakes).

Changes of Assumptions: The discount rate was changed from 7.5 percent (net of administrative expense) to 7.65 percent.

**Schedule of Plan Contributions for Year Ended December 31, 2015: <sup>1</sup>**

<b>Employer Fiscal Year End</b>	<b><u>2015</u></b>	<b><u>2014</u></b>
Actuarially Determined Contribution <sup>2</sup>	\$ 343,617	\$ 316,377
Contributions in Relation to the Actuarially Determined Contribution <sup>2</sup>	(343,617)	(316,377)
Contribution Deficiency (Excess)	\$ -	\$ -
Covered-Employee Payroll <sup>3,4</sup>	\$ 4,912,678	\$ 4,749,075
Contributions as a Percentage of Covered-Employee Payroll <sup>3</sup>	7.01%	6.69%

<sup>1</sup> As prescribed in GASB 68, paragraph 46, the information presented in the Schedule of Plan Contributions should also be determined as of the employer's most recent fiscal year-end. The employer is responsible for determining this information as prescribed by the standard as this data is not available to CalPERS.

<sup>2</sup> Employers are assumed to make contributions equal to the actuarially determined contributions. However, some employers may choose to make additional contributions towards their unfunded liability. Employer contributions for such plans exceed the actuarially determined contributions.

<sup>3</sup> Covered-Employee Payroll presented above is based on pensionable earnings provided by the employer. However, GASB 68 defines covered-employee payroll as the total payroll of employees that are provided pensions through the pension plan. Accordingly, if pensionable earnings are different than total earnings for covered-employees, the employer should display in the disclosure footnotes the payroll based on total earnings for the covered group and recalculate the required payroll-related ratios.

<sup>4</sup> Payroll from prior year \$4,769,591 was assumed to increase by 3.00 percent payroll growth assumption.

**HOUSING AUTHORITY OF FRESNO COUNTY  
REQUIRED SUPPLEMENTARY INFORMATION  
YEAR ENDED DECEMBER 31, 2015**

**Notes to Schedule of Plan Contributions:**

The actuarial methods and assumptions used to set the actuarially determined contributions for Year Ended December 31, 2015 were derived from the June 30, 2012 and June 30, 2013 funding valuation reports.

Actuarial Cost Method	Entry Age Normal
Amortization Method/Period	For details, see June 30, 2012 Funding Valuation Report.
Asset Valuation Method	Actuarial Value of Assets. For details, see June 30, 2012 Funding Valuation Report.
Inflation	2.75%
Salary Increases	Varies by Entry Age and Service
Payroll Growth	3.00%
Investment Rate of Return	7.50 Net of Pension Plan Investment and Administrative Expenses; includes Inflation.
Retirement Age	The probabilities of Retirement are based on the 2010 CalPERS Experience Study for the period from 1997 to 2007.
Mortality	The probabilities of mortality are based on the 2010 CalPERS Experience Study for the period from 1997 to 2007. Pre-retirement and Post-retirement mortality rates include 5 years of projected mortality improvement using Scale AA published by the Society of Actuaries.

SUPPLEMENTAL INFORMATION

**HOUSING AUTHORITY OF FRESNO COUNTY  
SUPPLEMENTAL INFORMATION  
YEAR ENDED DECEMBER 31, 2015**

**Schedule of Modernization Costs for Completed Contracts:**

<u>Grant Number</u>	<u>Funds Approved</u>	<u>Funds Expended</u>	<u>Excess</u>
CA39P028501-11	\$ 1,885,495	\$ 1,885,495	-
CA39P028501-12	\$ 1,751,395	\$ 1,751,395	-

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**HOUSING AUTHORITY OF FRESNO COUNTY  
SUPPLEMENTAL INFORMATION  
YEAR ENDED DECEMBER 31, 2015**

**FINANCIAL DATA SCHEDULE**

The following schedule is presented in accordance with reporting requirements under the U.S. Department of HUD's Uniform Financial Reporting Standards.

Housing Authority of Fresno County (CA028)

FRESNO, CA

Entity Wide Balance Sheet Summary

Audited/Single Audit FYE 12/31/2015

	Project Total	14.257 Homelessness Prevention and Rapid Re-Housing Program (RAF)	10.427 Rural Rental Assistance Payments
111 Cash - Unrestricted	1,048,303	-	396,428
112 Cash - Restricted - Modernization and Development	427,582	-	-
113 Cash - Other Restricted	-	-	1,801,755
114 Cash - Tenant Security Deposits	149,522	-	43,618
115 Cash - Restricted for Payment of Current Liabilities	46,803	-	-
100 Total Cash	1,672,210	-	2,241,801
122 Accounts Receivable - HUD Other Projects	200,869	-	-
124 Accounts Receivable - Other Government	-	1,500	4,182
125 Accounts Receivable - Miscellaneous	-	-	-
126 Accounts Receivable - Tenants	21,889	-	-
126.1 Allowance for Doubtful Accounts - Tenants	(5,843)	-	-
126.2 Allowance for Doubtful Accounts - Other	-	-	-
129 Accrued Interest Receivable	-	-	-
120 Total Receivables, Net of Allowances for Doubtful Accounts	216,915	1,500	4,182
142 Prepaid Expenses and Other Assets	-	-	-
144 Inter Program Due From	1,514,888	-	7,942
145 Assets Held for Sale	345,628	-	-
150 Total Current Assets	3,749,641	1,500	2,253,925
161 Land	971,922	-	224,412
162 Buildings	56,161,203	-	6,440,454
163 Furniture, Equipment & Machinery - Dwellings	-	-	-
164 Furniture, Equipment & Machinery - Administration	483,140	-	4,715
165 Leasehold Improvements	48,325	-	-
166 Accumulated Depreciation	(48,092,798)	-	(5,763,052)
167 Construction in Progress	2,059,337	-	-
160 Total Capital Assets, Net of Accumulated Depreciation	11,631,129	-	906,529
171 Notes, Loans and Mortgages Receivable - Non-Current	1,733,600	-	-
174 Other Assets	258,483	-	-
176 Investments in Joint Ventures	-	-	-
180 Total Non-Current Assets	13,623,212	-	906,529
200 Deferred Outflow of Resources	65,487	-	-
290 Total Assets and Deferred Outflow of Resources	17,438,340	1,500	3,160,454

Housing Authority of Fresno County (CA028)

FRESNO, CA

Entity Wide Balance Sheet Summary

Audited/Single Audit FYE 12/31/2015

14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	93.558 Temporary Assistance for Needy Families	Component Unit - Discretely Presented	14.182 N/C S/R Section 8 Programs	State / Local	Business Activities	14.896 PIH Family Self-Sufficiency Program
-	64,132	347	65,360	3,689	277,483	305,127	-
-	-	-	-	-	-	-	-
-	785,651	-	38,425	97,338	154,640	50,000	-
-	-	-	5,182	16,467	14,770	14,229	-
-	-	-	-	-	-	-	-
-	849,783	347	108,967	117,494	446,893	369,356	-
26,145	-	-	-	-	-	-	40,265
-	-	-	-	1,123	182,181	-	-
-	82,068	-	-	-	-	300,156	-
-	6,305	-	80	6,537	3,381	-	-
-	-	-	-	-	-	-	-
-	(40,108)	-	-	-	-	-	-
-	-	-	-	-	-	-	-
26,145	48,265	-	80	7,660	185,562	300,156	40,265
-	-	-	2,158	-	-	12,141	-
2,218	45,368	-	-	-	12,224	834,458	-
-	-	-	-	-	-	-	-
28,363	943,416	347	111,205	125,154	644,679	1,516,111	40,265
-	-	-	399,796	41,254	110,118	-	-
-	-	-	2,830,306	2,215,364	2,639,607	999,684	-
-	-	-	327,259	-	-	-	-
-	59,742	-	-	-	-	23,806	-
-	-	-	-	-	-	-	-
-	(16,094)	-	(737,248)	(2,215,364)	(2,639,607)	(1,025,544)	-
-	-	-	-	-	379,461	668,716	-
-	43,648	-	2,820,113	41,254	489,579	666,662	-
-	-	-	-	-	-	13,758,000	-
-	-	-	-	-	-	619,259	-
-	-	-	-	-	-	12,444,380	-
-	43,648	-	2,820,113	41,254	489,579	27,488,301	-
-	102,378	-	-	-	10,959	24,365	-
28,363	1,089,442	347	2,931,318	166,408	1,145,217	29,028,777	40,265

**Housing Authority of Fresno County (CA028)**  
**FRESNO, CA**  
**Entity Wide Balance Sheet Summary**  
**Audited/Single Audit FYE 12/31/2015**

	Project Total	14.257 Homelessness Prevention and Rapid Re-Housing Program (RAF)	10.427 Rural Rental Assistance Payments
311 Bank Overdraft	-	-	-
312 Accounts Payable <= 90 Days	230,793	-	9,531
321 Accrued Wage/Payroll Taxes Payable	13,099	-	2,251
322 Accrued Compensated Absences - Current Portion	53,957	-	5,985
325 Accrued Interest Payable	-	-	-
331 Accounts Payable - HUD PHA Programs	215,458	-	-
333 Accounts Payable - Other Government	133,279	-	950
341 Tenant Security Deposits	196,325	-	43,054
342 Unearned Revenue	24,351	-	2,745
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	-	-	111,583
344 Current Portion of Long-term Debt - Operating Borrowings	-	-	-
345 Other Current Liabilities	-	-	-
346 Accrued Liabilities - Other	505	-	-
347 Inter Program - Due To	1,435,821	126,982	98,243
310 Total Current Liabilities	2,303,588	126,982	274,342
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	-	-	784,972
352 Long-term Debt, Net of Current - Operating Borrowings	-	-	-
353 Non-current Liabilities - Other	-	-	-
354 Accrued Compensated Absences - Non Current	29,342	-	2,820
357 Accrued Pension and OPEB Liabilities	767,397	-	-
350 Total Non-Current Liabilities	796,739	-	787,792
300 Total Liabilities	3,100,327	126,982	1,062,134
400 Deferred Inflow of Resources	153,152	-	-
508.4 Net Investment in Capital Assets	11,631,127	-	9,974
511.4 Restricted Net Position	1	-	1,801,755
512.4 Unrestricted Net Position	2,553,733	(125,482)	286,591
513 Total Equity - Net Assets / Position	14,184,861	(125,482)	2,098,320
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	17,438,340	1,500	3,160,454

Housing Authority of Fresno County (CA028)

FRESNO, CA

Entity Wide Balance Sheet Summary

Audited/Single Audit FYE 12/31/2015

14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	93.558 Temporary Assistance for Needy Families	Component Unit - Discretely Presented	14.182 N/C S/R Section 8 Programs	State / Local	Business Activities	14.896 PIH Family Self-Sufficiency Program
-	-	-	-	-	-	-	-
-	15,401	-	3,660	25,399	152,786	166,468	-
653	17,081	-	-	826	9,292	5,051	-
1,701	9,870	-	-	323	12,393	14,619	-
-	-	-	-	-	-	46,034	-
-	-	-	-	-	-	-	-
-	-	-	-	-	44,068	-	-
-	-	-	5,182	20,665	14,770	14,858	-
-	101,411	-	570	4,275	-	5,032	-
-	-	-	-	133,694	-	-	-
-	323,185	-	-	-	-	1,175,652	-
-	-	-	77,294	50	4,904	21,600	-
-	-	-	5,996	-	-	-	-
50,613	669,743	-	-	171,145	246,148	238,923	40,265
52,967	1,136,691	-	92,702	356,377	484,361	1,688,237	40,265
-	-	-	3,884,188	568,087	-	2,332,800	-
-	-	-	-	-	-	450,000	-
-	41,570	-	343,509	25,502	-	95,885	-
789	1,890	-	-	-	11,478	8,176	-
-	1,199,684	-	-	-	128,422	285,517	-
789	1,243,144	-	4,227,697	593,589	139,900	3,172,378	-
53,756	2,379,835	-	4,320,399	949,966	624,261	4,860,615	40,265
-	239,425	-	-	-	25,630	56,982	-
-	43,648	-	(1,064,076)	(660,527)	489,578	(1,666,138)	-
-	785,651	-	38,425	97,338	154,640	50,000	-
(25,393)	(2,359,117)	347	(363,430)	(220,369)	(148,892)	25,727,318	-
(25,393)	(1,529,818)	347	(1,389,081)	(783,558)	495,326	24,111,180	-
28,363	1,089,442	347	2,931,318	166,408	1,145,217	29,028,777	40,265

Housing Authority of Fresno County (CA028)

FRESNO, CA

Entity Wide Balance Sheet Summary

Audited/Single Audit FYE 12/31/2015

	14.235 Supportive Housing Program	COCC
111 Cash - Unrestricted	-	318,162
112 Cash - Restricted - Modernization and Development	-	-
113 Cash - Other Restricted	-	-
114 Cash - Tenant Security Deposits	-	-
115 Cash - Restricted for Payment of Current Liabilities	-	-
100 Total Cash	-	318,162
122 Accounts Receivable - HUD Other Projects	8,226	-
124 Accounts Receivable - Other Government	-	-
125 Accounts Receivable - Miscellaneous	-	775,702
126 Accounts Receivable - Tenants	-	-
126.1 Allowance for Doubtful Accounts - Tenants	-	-
126.2 Allowance for Doubtful Accounts - Other	-	-
129 Accrued Interest Receivable	-	-
120 Total Receivables, Net of Allowances for Doubtful Accounts	8,226	775,702
142 Prepaid Expenses and Other Assets	-	17,692
144 Inter Program Due From	-	681,056
145 Assets Held for Sale	-	-
150 Total Current Assets	8,226	1,792,612
161 Land	-	138,955
162 Buildings	-	1,547,404
163 Furniture, Equipment & Machinery - Dwellings	-	-
164 Furniture, Equipment & Machinery - Administration	-	766,956
165 Leasehold Improvements	-	-
166 Accumulated Depreciation	-	(1,912,873)
167 Construction in Progress	-	-
160 Total Capital Assets, Net of Accumulated Depreciation	-	540,442
171 Notes, Loans and Mortgages Receivable - Non-Current	-	-
174 Other Assets	-	-
176 Investments in Joint Ventures	-	-
180 Total Non-Current Assets	-	540,442
200 Deferred Outflow of Resources	-	127,458
290 Total Assets and Deferred Outflow of Resources	8,226	2,460,512

Housing Authority of Fresno County (CA028)

FRESNO, CA

Entity Wide Balance Sheet Summary

Audited/Single Audit FYE 12/31/2015

Subtotal	ELIM	Total				
2,479,031	-	2,479,031				
427,582	-	427,582				
2,927,809	-	2,927,809				
243,788	-	243,788				
46,803	-	46,803				
6,125,013	-	6,125,013				
275,505	-	275,505				
188,986	-	188,986				
1,157,926	-	1,157,926				
38,192	-	38,192				
(5,843)	-	(5,843)				
(40,108)	-	(40,108)				
-	(15,000)	(15,000)				
1,614,658	(15,000)	1,599,658				
31,991	-	31,991				
3,098,154	(3,098,155)	(1)				
345,628	-	345,628				
11,215,444	(3,113,155)	8,102,289				
1,886,457	-	1,886,457				
72,834,022	-	72,834,022				
327,259	-	327,259				
1,338,359	-	1,338,359				
48,325	-	48,325				
(62,402,580)	-	(62,402,580)				
3,107,514	-	3,107,514				
17,139,356	-	17,139,356				
15,491,600	(500,000)	14,991,600				
877,742	(80,885)	796,857				
12,444,380	-	12,444,380				
45,953,078	(580,885)	45,372,193				
330,647	-	330,647				
57,499,169	(3,694,040)	53,805,129				

**Housing Authority of Fresno County (CA028)**  
**FRESNO, CA**  
**Entity Wide Balance Sheet Summary**  
**Audited/Single Audit FYE 12/31/2015**

	14.235 Supportive Housing Program	COCC
311 Bank Overdraft	-	-
312 Accounts Payable <= 90 Days	-	80,144
321 Accrued Wage/Payroll Taxes Payable	24	26,815
322 Accrued Compensated Absences - Current Portion	-	75,619
325 Accrued Interest Payable	-	-
331 Accounts Payable - HUD PHA Programs	-	-
333 Accounts Payable - Other Government	-	-
341 Tenant Security Deposits	-	-
342 Unearned Revenue	-	32,730
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	-	-
344 Current Portion of Long-term Debt - Operating Borrowings	-	-
345 Other Current Liabilities	-	26,938
346 Accrued Liabilities - Other	-	-
347 Inter Program - Due To	20,272	-
310 Total Current Liabilities	20,296	242,246
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	-	66,000
352 Long-term Debt, Net of Current - Operating Borrowings	-	-
353 Non-current Liabilities - Other	-	-
354 Accrued Compensated Absences - Non Current	-	42,218
357 Accrued Pension and OPEB Liabilities	-	1,493,571
350 Total Non-Current Liabilities	-	1,601,789
300 Total Liabilities	20,296	1,844,035
400 Deferred Inflow of Resources	-	298,077
508.4 Net Investment in Capital Assets	-	474,442
511.4 Restricted Net Position	-	-
512.4 Unrestricted Net Position	(12,070)	(156,042)
513 Total Equity - Net Assets / Position	(12,070)	318,400
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	8,226	2,460,512

**Housing Authority of Fresno County (CA028)**  
**FRESNO, CA**  
**Entity Wide Balance Sheet Summary**  
**Audited/Single Audit FYE 12/31/2015**

Subtotal	ELIM	Total				
-	-	-				
684,182	-	684,182				
75,092	-	75,092				
174,467	-	174,467				
46,034	-	46,034				
215,458	-	215,458				
178,297	-	178,297				
294,854	-	294,854				
171,114	-	171,114				
245,277	-	245,277				
1,498,837	-	1,498,837				
130,786	-	130,786				
6,501	-	6,501				
3,098,155	(3,098,155)	-				
6,819,054	(3,098,155)	3,720,899				
7,636,047	(500,000)	7,136,047				
450,000	-	450,000				
506,466	(95,885)	410,581				
96,713	-	96,713				
3,874,591	-	3,874,591				
12,563,817	(595,885)	11,967,932				
19,382,871	(3,694,040)	15,688,831				
773,266	-	773,266				
9,258,028	-	9,258,028				
2,927,810	-	2,927,810				
25,157,194	-	25,157,194				
37,343,032	-	37,343,032				
57,499,169	(3,694,040)	53,805,129				

**Housing Authority of Fresno County (CA028)**  
**FRESNO, CA**  
**Entity Wide Revenue and Expense Summary**  
**Audited/Single Audit FYE 12/31/2015**

	Project Total	14.257 Homelessness Prevention and Rapid Re-Housing Program (RAF)	10.427 Rural Rental Assistance Payments
70300 Net Tenant Rental Revenue	2,405,395	-	632,072
70400 Tenant Revenue - Other	-	-	-
70500 Total Tenant Revenue	2,405,395	-	632,072
70600 HUD PHA Operating Grants	3,290,045	-	-
70610 Capital Grants	159,853	-	-
70710 Management Fee	-	-	-
70720 Asset Management Fee	-	-	-
70730 Book Keeping Fee	-	-	-
70750 Other Fees	-	-	-
70700 Total Fee Revenue	-	-	-
70800 Other Government Grants	499	-	158,255
71100 Investment Income - Unrestricted	-	-	33
71200 Mortgage Interest Income	122,629	-	-
71300 Proceeds from Disposition of Assets Held for Sale	-	-	-
71400 Fraud Recovery	-	-	-
71500 Other Revenue	89,188	-	34,399
72000 Investment Income - Restricted	-	-	1,445
70000 Total Revenue	6,067,609	-	826,204
91100 Administrative Salaries	506,689	-	88,776
91200 Auditing Fees	3,907	-	455
91300 Management Fee	587,250	-	45,000
91310 Book-keeping Fee	65,048	-	-
91400 Advertising and Marketing	1,715	-	1,012
91500 Employee Benefit contributions - Administrative	662,869	-	23,994
91600 Office Expenses	98,422	-	5,577
91700 Legal Expense	19,846	-	672
91800 Travel	1,521	-	-
91900 Other	1,041	-	35,091
91000 Total Operating - Administrative	1,948,308	-	200,577
92000 Asset Management Fee	75,600	-	-
92400 Tenant Services - Other	564,847	-	-
92500 Total Tenant Services	564,847	-	-

Housing Authority of Fresno County (CA028)

FRESNO, CA

Entity Wide Revenue and Expense Summary

Audited/Single Audit FYE 12/31/2015

14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	93.558 Temporary Assistance for Needy Families	Component Unit - Discretely Presented	14.182 N/C S/R Section 8 Programs	State / Local	Business Activities	14.896 PIH Family Self-Sufficiency Program
-	-	-	75,788	185,415	205,980	179,353	-
-	79	-	-	-	-	-	-
-	79	-	75,788	185,415	205,980	179,353	-
83,940	39,855,254	-	-	-	-	-	62,544
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	30,815	251,121	1,417,821	-	-
-	13	-	-	20	-	15,000	-
-	-	-	-	-	-	205,881	-
-	-	-	-	-	-	133,868	-
-	15,819	-	-	-	-	-	-
-	378	-	3,131	3,064	15,189	1,647,141	-
-	1,459	-	-	216	32	-	-
83,940	39,873,002	-	109,734	439,836	1,639,022	2,181,243	62,544
55,207	1,345,526	-	11,911	22,966	83,358	332,007	39,891
85	33,939	-	7,500	6,308	14,223	603	-
-	813,768	-	-	20,856	25,851	20	-
-	508,605	-	-	-	-	-	-
-	255	-	-	19	-	13	-
18,540	736,772	-	3,026	9,604	63,628	196,164	14,761
395	72,744	-	3,198	1,345	298,180	10,797	-
-	6,958	-	49	3,667	49	6,848	-
1,634	10,956	-	-	-	17,059	11,707	-
22,900	487,535	-	27,779	18,098	50,344	217,720	3,551
98,761	4,017,058	-	53,463	82,863	552,692	775,879	58,203
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-

**Housing Authority of Fresno County (CA028)**  
**FRESNO, CA**  
**Entity Wide Revenue and Expense Summary**  
**Audited/Single Audit FYE 12/31/2015**

	Project Total	14.257 Homelessness Prevention and Rapid Re-Housing Program (RAF)	10.427 Rural Rental Assistance Payments
93100 Water	242,699	-	35,134
93200 Electricity	74,295	-	2,427
93300 Gas	32,740	-	380
93600 Sewer	161,083	-	-
93700 Employee Benefit Contributions - Utilities	129,178	-	19,754
93000 Total Utilities	639,995	-	57,695
94100 Ordinary Maintenance and Operations - Labor	388,982	-	67,783
94200 Ordinary Maintenance and Operations - Materials and Other	308,243	186	56,591
94300 Ordinary Maintenance and Operations Contracts	743,149	-	73,874
94500 Employee Benefit Contributions - Ordinary Maintenance	31,489	-	18,577
94000 Total Maintenance	1,471,863	186	216,825
95100 Protective Services - Labor	2,330	-	-
95200 Protective Services - Other Contract Costs	9,476	-	3,000
95000 Total Protective Services	11,806	-	3,000
96110 Property Insurance	52,368	-	10,122
96120 Liability Insurance	10,134	-	1,027
96130 Workmen's Compensation	109,967	-	20,339
96140 All Other Insurance	33,110	-	2,829
96100 Total insurance Premiums	205,579	-	34,317
96200 Other General Expenses	146,463	11,726	8
96210 Compensated Absences	95,566	-	18,748
96300 Payments in Lieu of Taxes	163,444	-	-
96400 Bad debt - Tenant Rents	21,918	-	1,238
96800 Severance Expense	-	-	-
96000 Total Other General Expenses	427,391	11,726	19,994
96720 Interest on Notes Payable (Short and Long Term)	-	-	8,694
96700 Total Interest Expense and Amortization Cost	-	-	8,694
96900 Total Operating Expenses	5,345,389	11,912	541,102
97000 Excess of Operating Revenue over Operating Expenses	722,220	(11,912)	285,102
97100 Extraordinary Maintenance	13,216	-	-
97300 Housing Assistance Payments	-	-	-
97400 Depreciation Expense	1,922,723	-	163,836
90000 Total Expenses	7,281,328	11,912	704,938

**Housing Authority of Fresno County (CA028)**  
**FRESNO, CA**  
**Entity Wide Revenue and Expense Summary**  
**Audited/Single Audit FYE 12/31/2015**

14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	93.558 Temporary Assistance for Needy Families	Component Unit - Discretely Presented	14.182 N/C S/R Section 8 Programs	State / Local	Business Activities	14.896 PIH Family Self-Sufficiency Program
-	-	-	1,354	26,598	70,468	14,304	-
-	-	-	2,178	1,633	70,399	5,007	-
-	-	-	56	726	13,692	66	-
-	-	-	320	18,500	70,316	19,105	-
-	-	-	-	-	-	-	-
-	-	-	3,908	47,457	224,875	38,482	-
-	14,799	-	5,984	41,440	94,006	1,235	-
-	11,808	-	6,834	49,817	118,261	10,712	-
452	45,552	-	16,659	81,174	79,342	31,680	-
-	3,636	-	1,520	17,330	39,836	451	-
452	75,795	-	30,997	189,761	331,445	44,078	-
-	-	-	-	-	-	-	-
-	-	-	1,109	455	983	-	-
-	-	-	1,109	455	983	-	-
-	-	-	-	-	-	-	-
-	-	-	358	5,730	11,332	3,250	-
-	-	-	-	914	1,921	629	-
2,415	40,864	-	1,696	11,058	22,619	6,886	741
515	12,418	-	521	1,182	2,680	3,659	-
2,930	53,282	-	2,575	18,884	38,552	14,424	741
-	-	-	-	-	-	-	-
1,278	26,637	-	6,343	1,686	179,476	7,013	-
5,912	144,642	-	1,349	7,015	13,511	37,817	3,600
-	-	-	-	-	-	-	-
-	-	-	-	6	632	209	-
-	8,750	-	-	-	-	-	-
7,190	180,029	-	7,692	8,707	193,619	45,039	3,600
-	-	-	-	-	-	-	-
-	-	-	75,530	61,038	-	15,000	-
-	-	-	75,530	61,038	-	15,000	-
-	-	-	-	-	-	-	-
109,333	4,326,164	-	175,274	409,165	1,342,166	932,902	62,544
(25,393)	35,546,838	-	(65,540)	30,671	296,856	1,248,341	-
-	-	-	-	-	-	-	-
-	35,296,509	-	-	-	383,617	-	-
-	4,952	-	197,203	-	-	8,628	-
109,333	39,627,625	-	372,477	409,165	1,725,783	941,530	62,544

Housing Authority of Fresno County (CA028)

FRESNO, CA

Entity Wide Revenue and Expense Summary

Audited/Single Audit FYE 12/31/2015

	Project Total	14.257 Homelessness Prevention and Rapid Re-Housing Program (RAF)	10.427 Rural Rental Assistance Payments
10010 Operating Transfer In	359,489	-	-
10020 Operating transfer Out	(359,485)	-	-
10030 Operating Transfers from/to Primary Government	-	-	-
10040 Operating Transfers from/to Component Unit	-	-	-
10050 Proceeds from Notes, Loans and Bonds	-	-	-
10060 Proceeds from Property Sales	-	-	-
10070 Extraordinary Items, Net Gain/Loss	-	-	-
10080 Special Items (Net Gain/Loss)	-	-	-
10091 Inter Project Excess Cash Transfer In	200,000	-	-
10092 Inter Project Excess Cash Transfer Out	(200,000)	-	-
10093 Transfers between Program and Project - In	-	-	-
10094 Transfers between Project and Program - Out	-	-	-
10100 Total Other financing Sources (Uses)	4	-	-
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	(1,213,715)	(11,912)	121,266
11020 Required Annual Debt Principal Payments	-	-	111,583
11030 Beginning Equity	15,990,645	(113,570)	1,977,054
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	(592,069)	-	-
11170 Administrative Fee Equity	-	-	-
11180 Housing Assistance Payments Equity	-	-	-
11190 Unit Months Available	8,892	-	1,560
11210 Number of Unit Months Leased	8,673	-	1,424
11270 Excess Cash	229,605	-	-
11610 Land Purchases	-	-	-
11620 Building Purchases	-	-	-
11630 Furniture & Equipment - Dwelling Purchases	-	-	-
11640 Furniture & Equipment - Administrative Purchases	53,048	-	-
11650 Leasehold Improvements Purchases	-	-	-
11660 Infrastructure Purchases	-	-	-



**Housing Authority of Fresno County (CA028)**  
**FRESNO, CA**  
**Entity Wide Revenue and Expense Summary**  
**Audited/Single Audit FYE 12/31/2015**

	14.235 Supportive Housing Program	COCC
70300 Net Tenant Rental Revenue	-	-
70400 Tenant Revenue - Other	-	-
70500 Total Tenant Revenue	-	-
70600 HUD PHA Operating Grants	38,839	-
70610 Capital Grants	-	-
70710 Management Fee	-	1,472,064
70720 Asset Management Fee	-	75,600
70730 Book Keeping Fee	-	573,656
70750 Other Fees	-	298,248
70700 Total Fee Revenue	-	2,419,568
70800 Other Government Grants	2,876	-
71100 Investment Income - Unrestricted	-	1,803
71200 Mortgage Interest Income	-	-
71300 Proceeds from Disposition of Assets Held for Sale	-	-
71400 Fraud Recovery	-	-
71500 Other Revenue	-	1,216,038
72000 Investment Income - Restricted	-	-
70000 Total Revenue	41,715	3,637,409
91100 Administrative Salaries	18,067	1,432,535
91200 Auditing Fees	17	18,498
91300 Management Fee	-	-
91310 Book-keeping Fee	-	-
91400 Advertising and Marketing	-	7,037
91500 Employee Benefit contributions - Administrative	3,400	897,710
91600 Office Expenses	300	172,940
91700 Legal Expense	-	114,063
91800 Travel	-	55,227
91900 Other	3,731	912,967
91000 Total Operating - Administrative	25,515	3,610,977
92000 Asset Management Fee	-	-
92400 Tenant Services - Other	-	22,607
92500 Total Tenant Services	-	22,607

Housing Authority of Fresno County (CA028)

FRESNO, CA

Entity Wide Revenue and Expense Summary

Audited/Single Audit FYE 12/31/2015

Subtotal	ELIM	Total				
3,684,003	-	3,684,003				
79	-	79				
3,684,082	-	3,684,082				
43,330,622	-	43,330,622				
159,853	-	159,853				
1,472,064	(1,472,064)	-				
75,600	(75,600)	-				
573,656	(573,656)	-				
298,248	-	298,248				
2,419,568	(2,121,320)	298,248				
1,861,387	-	1,861,387				
16,869	(15,000)	1,869				
328,510	-	328,510				
133,868	-	133,868				
15,819	-	15,819				
3,008,528	(999,124)	2,009,404				
3,152	-	3,152				
54,962,258	(3,135,444)	51,826,814				
3,936,933	-	3,936,933				
85,535	-	85,535				
1,492,745	(1,472,064)	20,681				
573,653	(573,656)	(3)				
10,051	-	10,051				
2,630,468	-	2,630,468				
663,898	-	663,898				
152,152	-	152,152				
98,104	(32,271)	65,833				
1,780,757	(398,711)	1,382,046				
11,424,296	(2,476,702)	8,947,594				
75,600	(75,600)	-				
587,454	-	587,454				
587,454	-	587,454				

**Housing Authority of Fresno County (CA028)**  
**FRESNO, CA**  
**Entity Wide Revenue and Expense Summary**  
**Audited/Single Audit FYE 12/31/2015**

	14.235 Supportive Housing Program	COCC
93100 Water	-	994
93200 Electricity	-	54,020
93300 Gas	-	2,639
93600 Sewer	-	-
93700 Employee Benefit Contributions - Utilities	-	705
93000 Total Utilities	-	58,358
94100 Ordinary Maintenance and Operations - Labor	-	290
94200 Ordinary Maintenance and Operations - Materials and Other	-	87,661
94300 Ordinary Maintenance and Operations Contracts	473	203,196
94500 Employee Benefit Contributions - Ordinary Maintenance	-	-
94000 Total Maintenance	473	291,147
95100 Protective Services - Labor	-	-
95200 Protective Services - Other Contract Costs	-	17,189
95000 Total Protective Services	-	17,189
96110 Property Insurance	-	2,283
96120 Liability Insurance	-	442
96130 Workmen's Compensation	315	44,148
96140 All Other Insurance	82	12,844
96100 Total insurance Premiums	397	59,717
96200 Other General Expenses	-	208,873
96210 Compensated Absences	303	141,959
96300 Payments in Lieu of Taxes	-	-
96400 Bad debt - Tenant Rents	-	-
96800 Severance Expense	-	27,821
96000 Total Other General Expenses	303	378,653
96720 Interest on Notes Payable (Short and Long Term)	-	11,806
96700 Total Interest Expense and Amortization Cost	-	11,806
96900 Total Operating Expenses	26,688	4,450,454
97000 Excess of Operating Revenue over Operating Expenses	15,027	(813,045)
97100 Extraordinary Maintenance	-	-
97300 Housing Assistance Payments	-	-
97400 Depreciation Expense	-	143,800
90000 Total Expenses	26,688	4,594,254

Housing Authority of Fresno County (CA028)

FRESNO, CA

Entity Wide Revenue and Expense Summary

Audited/Single Audit FYE 12/31/2015

Subtotal	ELIM	Total				
391,551	-	391,551				
209,959	-	209,959				
50,299	-	50,299				
269,324	-	269,324				
149,637	-	149,637				
1,070,770	-	1,070,770				
614,519	-	614,519				
650,113	-	650,113				
1,275,551	-	1,275,551				
112,839	-	112,839				
2,653,022	-	2,653,022				
2,330	-	2,330				
32,212	-	32,212				
34,542	-	34,542				
85,443	-	85,443				
15,067	-	15,067				
261,048	-	261,048				
69,840	-	69,840				
431,398	-	431,398				
589,503	(568,142)	21,361				
470,422	-	470,422				
163,444	-	163,444				
24,003	-	24,003				
36,571	-	36,571				
1,283,943	(568,142)	715,801				
172,068	(15,000)	157,068				
172,068	(15,000)	157,068				
17,733,093	(3,135,444)	14,597,649				
37,229,165	-	37,229,165				
13,216	-	13,216				
35,680,126	-	35,680,126				
2,441,142	-	2,441,142				
55,867,577	(3,135,444)	52,732,133				

**Housing Authority of Fresno County (CA028)**  
**FRESNO, CA**  
**Entity Wide Revenue and Expense Summary**  
**Audited/Single Audit FYE 12/31/2015**

	14.235 Supportive Housing Program	COCC
10010 Operating Transfer In	-	-
10020 Operating transfer Out	-	-
10030 Operating Transfers from/to Primary Government	-	-
10040 Operating Transfers from/to Component Unit	-	-
10050 Proceeds from Notes, Loans and Bonds	-	-
10060 Proceeds from Property Sales	-	-
10070 Extraordinary Items, Net Gain/Loss	-	-
10080 Special Items (Net Gain/Loss)	-	-
10091 Inter Project Excess Cash Transfer In	-	-
10092 Inter Project Excess Cash Transfer Out	-	-
10093 Transfers between Program and Project - In	-	-
10094 Transfers between Project and Program - Out	-	-
10100 Total Other financing Sources (Uses)	-	-
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	15,027	(956,845)
11020 Required Annual Debt Principal Payments	-	-
11030 Beginning Equity	-	2,414,136
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	(27,097)	(1,138,891)
11170 Administrative Fee Equity	-	-
11180 Housing Assistance Payments Equity	-	-
11190 Unit Months Available	-	-
11210 Number of Unit Months Leased	-	-
11270 Excess Cash	-	-
11610 Land Purchases	-	-
11620 Building Purchases	-	-
11630 Furniture & Equipment - Dwelling Purchases	-	-
11640 Furniture & Equipment - Administrative Purchases	-	186,893
11650 Leasehold Improvements Purchases	-	-
11660 Infrastructure Purchases	-	-

**Housing Authority of Fresno County (CA028)**  
**FRESNO, CA**  
**Entity Wide Revenue and Expense Summary**  
**Audited/Single Audit FYE 12/31/2015**

Subtotal	ELIM	Total				
359,489	-	359,489				
(359,485)	-	(359,485)				
-	-	-				
-	-	-				
-	-	-				
-	-	-				
-	-	-				
200,000	-	200,000				
(200,000)	-	(200,000)				
-	-	-				
-	-	-				
4	-	4				
(905,315)	-	(905,315)				
245,276	-	245,276				
41,827,165	-	41,827,165				
(3,578,818)	-	(3,578,818)				
(2,315,339)	-	(2,315,339)				
785,521	-	785,521				
79,476	-	79,476				
79,088	-	79,088				
229,605	-	229,605				
-	-	-				
-	-	-				
-	-	-				
239,941	-	239,941				
-	-	-				
-	-	-				

**SINGLE AUDIT REPORTS AND RELATED SCHEDULES**

Board of Commissioners  
Housing Authority of Fresno County  
Fresno, California

**Report on Internal Control Over Financial Reporting and on Compliance and Other  
Matters Based on an Audit of Financial Statements Performed in Accordance With  
*Government Auditing Standards***

**Independent Auditor's Report**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Housing Authority of Fresno County, as of and for the year ended December 31, 2015, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated September 16, 2016.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is defined to be a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in blue ink that reads "Danie Fan" followed by a stylized flourish.

Irvine, California  
September 16, 2016

Board of Commissioners  
Housing Authority of Fresno County  
Fresno, California

**Report on Compliance For Each Major Federal Program; Report on Internal Control  
Over Compliance; and Report on the Schedule of Expenditures of Federal Awards  
Required by the Uniform Guidance**

**Independent Auditor's Report**

**Report on Compliance for Each Major Program**

We have audited the Housing Authority of Fresno County's (Agency) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Agency's major federal programs for the year ended December 31, 2015. The Agency's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

***Management's Responsibility***

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

***Auditor's Responsibility***

Our responsibility is to express an opinion on compliance for each of the Agency's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Agency's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Agency's compliance.

***Opinion on Each Major Federal Program***

In our opinion, the Agency complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2015.

## **Report on Internal Control Over Compliance**

Management of the Agency is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Agency's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control over compliance.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Board of Commissioners  
Housing Authority of Fresno County  
Page three

**Report on Schedule of Expenditures of Federal Awards Required by Uniform Guidance**

We have audited the basic financial statements of the Agency as of and for the year ended December 31, 2015, and have issued our report thereon dated September 16, 2016. Our audit was performed for the purpose of forming an opinion on the basic financial statements taken as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

A handwritten signature in blue ink that reads "Danie Fan" followed by a stylized flourish.

Irvine, California  
September 16, 2016

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**HOUSING AUTHORITY OF FRESNO COUNTY  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
YEAR ENDED DECEMBER 31, 2015**

<b>Federal Grantor/Pass-Through Grantor/Program Title</b>	<b>Federal Domestic Assistance Number</b>	<b>Program Identification Number</b>	<b>Program Expenditures</b>
<b>Department of Agriculture:</b>			
<b>Direct Assistance:</b>			
Rural Rental Housing (rental assistance)	14.427		\$ 158,255
Farm labor housing Loans and Grants (loans)	14.405		896,555
<b>Subtotal - Department of Agriculture</b>			<b>1,054,810</b>
<b>Department of Housing and Urban Development:</b>			
<b>Direct Assistance:</b>			
Special Needs Assistance (SNAP)	14.261		38,839
Public and Indian Housing	14.850	Contract # SF-170	2,930,607
Public Housing Family Self-Sufficiency Under Resident Opportunity and Supportive Services	14.870	CA006RFS015A007	83,940
Section 8 Housing Voucher Program	14.871	Contract # SF-472	39,855,254
Section 8 Family Self-Sufficiency	14.896		62,544
Public Housing Capital Funds Program	14.872	Contract # SF-170	519,293
<b>Subtotal - HUD Direct Assistance</b>			<b>43,490,477</b>
<b>Passed through the State of California Housing Finance Agency:</b>			
Section 8 New Construction and Sub Rehab	14.182		251,121
<b>Subtotal - U.S. Department of Housing and Urban Development</b>			<b>43,741,598</b>
<b>Total expenditures of federal awards</b>			<b>\$ 44,796,407</b>

See accompanying notes to the schedule of expenditures of federal awards

**HOUSING AUTHORITY OF FRESNO COUNTY  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
YEAR ENDED DECEMBER 31, 2015**

**(1) Summary of Significant Accounting Policies Applicable to the Schedule of Expenditures of Federal Awards**

(a) Scope of Presentation

The accompanying schedule presents only the expenditures incurred (and related awards received) by the Housing Authority of Fresno County (Authority) that are reimbursable under federal programs of federal agencies providing financial assistance. For the purposes of this schedule, financial assistance includes both federal financial assistance received directly from a federal agency, as well as federal funds received indirectly by the Authority from a non-federal agency or other organization. Only the portions of program expenditures reimbursable with such federal funds are reported in the accompanying schedule. Program expenditures in excess of the maximum federal reimbursement authorized or the portion of the program expenditures that were funded with state, local or other nonfederal funds are excluded from the accompanying schedule.

(b) Basis of Accounting

The expenditures included in the accompanying schedule were reported on a regulatory basis in accordance with the U.S. Department of Housing and Urban Development (HUD). Expenditures are recognized in the accounting period in which the related liability is incurred. Expenditures reported included any property or equipment acquisitions incurred under the federal program.

(c) Sub-recipients

During the fiscal year ended December 31, 2015 the Authority disbursed no federal funds to sub-recipients.

(d) U.S. Department of Agriculture Notes

The Authority entered into six notes with the United States Department of Agriculture Farmer Homes Administration under the Farm Labor Housing Union Loan program. In accordance with the notes the Authority used the funds for the acquisition and development of four multi-unit rental housing developments. The notes accrue interest at 1% per annum. The notes mature at various dates beginning on January 6, 2014 and ending on April 2, 2035. At December 31, 2015 the outstanding balance for all the notes is \$896,555.

**HOUSING AUTHORITY OF FRESNO COUNTY  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
YEAR ENDED DECEMBER 31, 2015**

**(A) Summary of Auditor's Results**

1. An unmodified report was issued by the auditors on the financial statements of the auditee.
2. No material weaknesses and no significant deficiencies in internal control over financial reporting based on our audit of the financial statements of the auditee were reported.
3. The audit reported no noncompliance which is material to the financial statements of the auditee.
4. No material weaknesses or significant deficiencies in internal control over major programs of the auditee were reported.
5. An unmodified report was issued by the auditors on compliance for major programs.
6. The audit disclosed no audit findings required by the auditors to be reported under section 200.516 of the Uniform Guidance.
7. The major programs of the auditee were:
  - CFDA No. 10.405 U.S. Department of Agriculture - Farm Labor Housing Loans and Grants
  - CFDA No. 14.871 U.S. Department of Housing and Urban Development – Section 8 Housing Choice Vouchers
8. The dollar threshold used to distinguish Type A and Type B programs was \$1,343,892.
9. The Authority was not considered to be a low risk auditee for the year ended December 31, 2015 for purposes of major program determination.

**(B) Findings Related to the Financial Statements which are Required to be Reported in Accordance with GAGAS**

There were no auditors' findings required to be reported in accordance with GAGAS.

**(C) Findings and Questioned Costs for Federal Awards**

There were no auditors' findings required to be reported in accordance with section 200.516 of the Uniform Guidance.

**HOUSING AUTHORITY OF FRESNO COUNTY  
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS  
YEAR ENDED DECEMBER 31, 2015**

There were no audit findings identified in the prior year audit report requiring follow up.

Boards of Commissioners  
Housing Authorities of the City and County of Fresno  
Fresno, California

In planning and performing our audit of the financial statements of the Housing Authorities of the City and County of Fresno as of and for the year ended December 31, 2015, in accordance with auditing standards generally accepted in the United States of America, we considered Housing Authorities of the City and County of Fresno's internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authorities of the City and County of Fresno's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authorities of the City and County of Fresno's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be significant deficiencies or material weaknesses and therefore there can be no assurance that all such deficiencies have been identified.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. We did not identify any deficiencies in the Housing Authorities of the City and County of Fresno's internal control that were considered to be material weaknesses. However, we did identify certain matters, the consideration of which would be beneficial to the Authority. These matters do not represent significant deficiencies or material weaknesses in internal control. These matters are as follows:

1. Cash Receipting Process

Fraud Recovery - The Housing Authorities annually collect approximately \$40,000 from current and former tenants for fraud recovery. It was noted that the Authority employee who is responsible for collecting the fraud recovery payments also has access to the fraud recovery subsidiary ledgers and can adjust those outstanding balances. It is important that the duties of the cash collecting and record keeping be segregated to ensure that assets are not misappropriated, or additional compensating controls be implemented to detect any potential misappropriation.

Low Rent Housing Projects - The individual in charge of collecting and posting tenant rents to the accounting system also has the ability to make adjustments to the tenant accounts. To reduce the risk that a misappropriation of funds might be concealed by the posting of adjustments to tenant accounts, it is considered best practice that the persons that handle tenant collections not also have the system access rights to post adjustments to tenant accounts. Internal controls are maximized when those persons that have access to cash and checks during either the collection process or the deposit preparation process not also have the system access rights to post adjustments to tenant accounts. As a less effective control, the Authorities could consider requiring that an independent person knowledgeably review a periodic system report that showed all account adjustments.

Bank Reconciliations – The Housing Authorities has a procedure currently in place for someone to prepare the bank reconciliations for the Authorities and another person review the reconciliations. However, the initial preparer also handles cash and checks receipts in order to code the receipts to the proper accounts. This could lead to misappropriation of funds with the preparer concealing the theft when preparing the reconciliations. The Authorities should consider someone independent of the cash receipting process to prepare the bank reconciliations of the Authorities.

Other Cash Receipts - The Housing Authorities has a procedure currently in place to create a daily list of checks that are received in the mail by the accounting department. However, several other program areas receive checks through the mail as well and these checks are not recorded in a daily list. To enhance controls, the Housing Authorities should consider that all checks received in the mail are recorded in a daily log by someone independent of the accounting functions. The Housing Authorities should use this log during bank reconciliation procedures to ensure that the daily deposits are reflected the monthly bank statements.

## 2. Enhancing Controls in the Accounts Payable Area

Due to the access limitations of the current accounting system, our review of the accounts payable process noted that the individual (Operations Assistant) responsible for opening the mail, scanning the invoices and inputting the invoices also has the ability to edit/create vendors, create and approve purchase orders, and create and approve invoices. It was additionally noted that all accounting staff have the same abilities. The functions previously listed should, ideally, be assigned and restricted to different individuals, or effective compensating controls should be implemented.

Although some of the fraud risk created by the above-described conditions is somewhat mitigated by the Authorities' tracking of check numbers associated with blank check stock, fraud risk would be more effectively controlled by the implementation of the following best practices:

- Ideally, the user access profiles for the Operations Assistant and Accounts Payable Specialist would be modified to restrict their ability to add or modify vendor information, create and approve purchase orders and approve invoices. Segregating these system access rights would be the most effective way to control this fraud risk.
- A person without system access rights to perform data entry for cash disbursements should regularly request and review a system report that showed vendor master file changes. The reviewer would need to control the request of this system report in order to ensure that all changes since his or her last review were in fact included in the requested change report.
- The Accounting Manager, or an individual independent of the accounts payable process, should compare the final check register to the supporting documentation.

## 3. Journal Entries

With the current accounting system, all employees in the accounting department are able to enter and post their own journal entries. Staff will discuss proposal entries with supervisors as considered necessary, but there is no set procedure as to when approvals are needed. The accounting system's complexities make it difficult to implement its online journal entry approval system. However, reviews and approvals should be performed when the complexity of entry warrants it. Management of the Authorities should adopt a policy that specifies which entries require an independent review and approval.

4. Enhancing Controls in the Payroll Area

As previously noted, the accounting system has limitations in the ability to restrict access within certain modules. As a result, the individual responsible for processing payroll also has the ability to make changes to pay rates and add additional checks to the check run, and Human Resources personnel have the ability to add employees as well as process payroll. To help address these issues, the Housing Authorities should consider having an individual independent of the payroll process review the pay rate, hours, and pay of the individual in charge of processing payroll after each pay period. The Housing Authorities should also consider implementing a procedure to independently ensure that no payroll check runs were made between the normal, bi-weekly payroll check runs.

5. General Ledger Accounts

During the year the Finance Department modified/segreated certain accounts in the general ledger system, which improved certain reconciliation processes. It was noted during the year end audit that certain year end accounts had balances that may have needed further review, such as a receivable account with a credit balance. None of these unusual amounts were considered material. However, the Housing Authorities may want to continue its general ledger efforts and investigate and resolve general ledger accounts with unusual ending balances.

Also, although it is not unusual for an agency to identify some adjustments subsequent to auditor's beginning fieldwork, the Housing Authorities did identify and record an unusually large amount of adjustments after the auditors had begun fieldwork. It is considered best practice for agencies to identify and post all necessary year-end adjustments prior to the commencement of the audit.

6. Reporting for the Parlier Migrant Program

As required by the funding source, the Parlier Migrant Program reports its financial results on a fiscal year period ending June 30. It has been the practice of the County Housing Authority to present in its December 31 Financial Statements the financial activity of the Parlier Migrant Program on a program year basis, July 1 to June 30. Since this is a fund, the presentation of this Program in the County's financial statements needs to agree with the County's reporting period, which is on a calendar year basis. We recommend on a go forward basis the financial information for the Parlier Migrant Program be presented on calendar year basis.

This communication is intended solely for the information and use of management the Board of Commissioners, and others within the organization, and is not intended to be and should not be used by anyone other than these specified parties.



Davis Farr LLP  
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Boards of Commissioners  
Housing Authorities of the City and County of Fresno  
Fresno, California

We have audited the financial statements of the Housing Authorities of the City and County of Fresno for the year ended December 31, 2015, and have issued our report thereon dated September 16, 2016. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards* and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated August 31, 2016. Professional standards require that we provide you with the following information related to our audit.

### Significant Audit Findings

#### *Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Agency are described in Note 1 to the financial statements. During the fiscal year, the Agency changed accounting policies related to the recording of pension liabilities as Governmental Accounting Standards Board (GASB) Statement No. 68 was implemented. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The more significant judgments and estimates reflected in the Agency's financial statements include:

- Judgments involving the useful lives and depreciation methodology to use for capital assets, including infrastructure
- Judgments concerning collectability of certain grants, notes and related party receivables
- Estimates regarding the amounts reflected as allowance for doubtful accounts
- Estimates of transactions related to net pension liabilities based on actuarial information is based on management's use of the California Public Employees' Retirement System's (CalPERS) actuarial study for its defined benefit plan. Management reviewed and approved the actuarial assumptions and calculations used to determine the net pension liability and related components.

The financial statement disclosures are neutral, consistent, and clear.

#### *Significant Difficulties Encountered in Performing the Audit*

We encountered no difficulties in performing and completing our audit.

### ***Corrected and Uncorrected Misstatements***

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Uncorrected misstatements of the financial statements were noted as follows:

- An adjustment to restate beginning net position of the Housing Authority of the City of Fresno for the amount of deferred outflows – pension contributions that was to be reflected with the implementation of new pension accounting standard (GASB Statement No. 68) - \$284,864, and
- An adjustment to restate beginning net position of the Housing Authority of Fresno County for the amount of deferred outflows – pension contributions that was to be reflected with the implementation of new pension accounting standard (GASB Statement No. 68) - \$287,382.

Management has determined that the effects are immaterial, both individually and to the aggregate, to the financial statements taken as a whole. There were no material uncorrected misstatements.

### ***Disagreements with Management***

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

### ***Management Representations***

We have obtained certain representations from management that are included in the management representation letter dated September 16, 2016.

### ***Management Consultations with Other Independent Accountants***

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

### ***Other Audit Findings or Issues***

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Authority's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

### **Other Matters**

We applied certain limited procedures to *management's discussion and analysis, the schedule of changes in net pension liability and related ratios, and the schedule of plan contributions*, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the Financial Data Schedule and the Schedule of Modernization Costs for Completed Projects, which accompany the financial statements but are not Required Supplementary Information. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the use of the Board of Commissioners and management of the Housing Authorities of the City and County of Fresno and is not intended to be and should not be used by anyone other than these specified parties.

Irvine, California  
September 16, 2016



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# ***2017 Public Housing Agency (PHA) Annual Plan***

*September 27, 2016*

*Board of Commissioners Meeting*

*By Angie Nguyen, Chief of Staff*



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## Public Comment Period

- Public comment received at August Board meeting specifically on discussion of HUD guidance on use of arrest records on housing decisions (as insufficient evidence).
- Public comment received from County Dept of Public Works & Planning seeking clarification on locations of proposed projects.

# Resident Advisory Boards (feedback)

- Questions received for clarification. Staff on hand to respond as noted in the meeting minutes.
- Comments received indicated residents' were pleased with appropriate use of resources, as noted in the meeting minutes.

# Comments and Revisions

- The 45-day comment period ends September 27, 2016
- Public comments have been reviewed, considered, and incorporated, when applicable
- Policy revisions will lead to procedural changes, where applicable

# Recommendation

- It is recommended that the Boards of Commissioners of the Housing Authority of the City and the Housing Authority of Fresno County approve & adopt the amendments to the 2017 PHA Annual Plan for final submission to HUD no later than October 19, 2016.

*Questions or Comments?*

## **Resident Advisory Board (RAB) Meeting**

**June 24, 2016**

The RAB members of HACCF met on **Friday, June 24, 2016** at 1331 Fulton Mall, Fresno, California. Meeting start time: 1:00 PM.

### **RAB Members Present:**

Elaine Mitchell, Fresno

Marsha Simpson, Fresno

Esther Heredia, Selma

William Cahill, Fresno

Grace Garcia, Selma

### **Housing Authority Staff Present:**

Aurora Ibarra, Manager

Joseph DeGeorge, QA Analyst

Brenda Smith, Assistant Manager

Sheng Xiong, Administrative Assistant

On June 24, 2016, a Resident Advisory Board (RAB) meeting was held to discuss the proposed changes to the 2017 Administrative Plans. An overview was given of what a PHA and Administrative Plan are and the purpose of the Resident Advisory Board. The attached Summary of Proposed changes was presented in a power point format to allow each RAB member to provide comments on each subject.

### **Income, Verification, Issuance & Briefing, RFTA & Contract**

- Updated Definition of income per PIH Notice 2015-21.
  - No comments
- Earned Income Disallowance for eligible participants has been reduced to a maximum of 2yrs
  - No comments
- The Head of Household or the Co-Head must be present at the briefing to sign the voucher. HA will no longer issue a voucher if they are not present.
  - No comments
- Documentation needed for approval of extension by a supervisor if more than 120 days.
  - Resident: "Any voucher extension or just new ones?"
  - PHA: "All voucher extensions over 120 days will need documentation."

### **HQS, Payment Standard & Rent Reasonableness, Reexamination, Transfers & Portability**

- Biennial inspections (every 2yrs) will be conducted to reduce administrative burden and allowing PHA's to focus inspection resources on the marginal and high-risk units.
  - Resident made a comment that she believed this was a good use of resources.
- PHAs have the option to charge a reasonable fee to owners for re-inspections if the owner notifies HA that repair(s) cited from previous inspection was completed, but is not and/or the timeframe for repairs expires and owner has not repaired the cited deficiencies by next re-inspection.

- *Resident: The group responded that they believed this was a good policy to hold landlords accountable.*
- HA had considered placing a cap on owner rent increases; adjustments can be requested at least once a year.
  - *Resident: "Is there a limit on how many times an owner can increase rent in a year?"*
  - *PHA: "Owners must give a 60 day notice prior to increasing rent."*
- One time exception to allow children 18-26 years, who previously moved out within the past year to move back into the household.
  - No comments
- Eliminating the requirement that HA conducts a reexamination of income whenever a new member is added to the family household.
  - No comments

### **Terminations**

- Added language regarding the use of arrest records. Someone being arrested alone does not allow them to be terminated.
- Looking at look-back periods.
  - *Resident: "How far back do you go?"*
  - *PHA: Reviewed the look-back periods as outlined in the Administrative Plan.*

With there being no recommendations for changes from the Resident Advisory Board, the meeting was adjourned at 2:00 PM.

## Resident Advisory Board (RAB) Meeting

July 13, 2016

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

### Appointed RAB members:

Rosemary Hernandez	Felipe Perez Perez	Barbara McBride
Richard Delgado	Juan Esquivel	Angelica Del a Garza
Juanita Jackson	Maria Elvira	Patricia De La Isla
Ralph Betancourt		

On July 13, 2016 a RAB meeting was held to discuss the development of the Agency's Annual Plan for 2017 which included proposed changes for the 2017 Admissions and Continued Occupancy Policy. Sabrina Kelley from FH resident services led an interactive ice breaker activity with RAB members and FH staff to allow everyone to engage with one another. This group activity led to a discussion that allowed RAB members to actively voice their comments, questions, concerns as well as add any additional topics they wanted to address. All comments, questions, concerns and additional topics were noted by FH staff.

### RAB members in attendance at the meeting:

Rosemary Hernandez	Felipe Perez Perez	Barbara McBride
Richard Delgado	Juan Esquivel	Angelica Del a Garza

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.

### **Earned Income Disregard**

The following were comments, recommendations, or questions received from RAB members regarding this change:

Resident: If I start working my income will not be used?

### **Streamlined annual recertifications for fixed sources of income**

The following were comments, recommendations, or questions received from RAB members regarding this change:

Resident: (Reporting/verifying fixed income.) They like the process better so they do not have to provide a lot of paperwork at re-certification.

### **Utility Reimbursement**

The following were comments, recommendations, or questions received from RAB members regarding this change:

Resident: What does utility reimbursement mean?

**Rents for Mixed Families**

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

**Verification of Social Security Numbers**

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

**Community Service**

The following were comments, recommendations, or questions received from RAB members regarding this change:

Resident: What age group does this apply to?

## Resident Advisory Board (RAB) Meeting

**August 1, 2016**

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

### Appointed RAB members:

Rosemary Hernandez	Felipe Perez Perez	Barbara McBride
Richard Delgado	Juan Esquivel	Angelica Del a Garza
Juanita Jackson	Maria Elvira	Patricia De La Isla
Ralph Betancourt		

On August 01, 2016 a RAB meeting was held to discuss the development of the Agency's Annual Plan for 2017 which included proposed changes for the 2017 Admissions and Continued Occupancy Policy. Sabrina Kelley from FH resident services led an interactive ice breaker activity with RAB members and FH staff to allow everyone to engage with one another. This group activity led to a discussion that allowed RAB members to actively voice their comments, questions, concerns as well as add any additional topics they wanted to address. All comments, questions, concerns and additional topics were noted by FH staff.

### RAB members in attendance at the meeting:

Juanita Jackson	Maria Elvira	Patricia De La Isla
Ralph Betancourt		

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.

#### **Earned Income Disregard**

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

#### **Streamlined annual recertifications for fixed sources of income**

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

#### **Utility Reimbursement**

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

**Rents for Mixed Families**

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

**Verification of Social Security Numbers**

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

**Community Service**

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

**Criminal Background Checks**

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

**Waiting List**

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