



# Boards of Commissioners Update

June 2018

## **Boards of Commissioners Update – June 2018**

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# BOARD UPDATE

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

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

**DATE:** June 13, 2018

**AUTHOR:** Emily De La Guerra

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

**SUBJECT:** Fresno Housing Operating Budget as of April 30, 2018

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## Executive Summary

The purpose of this update is to present an overview of the financial operating results for the Fresno Housing Authority as of April 30, 2018. Please see the attached financial report for a summary of revenues and expenses, by Agency division.

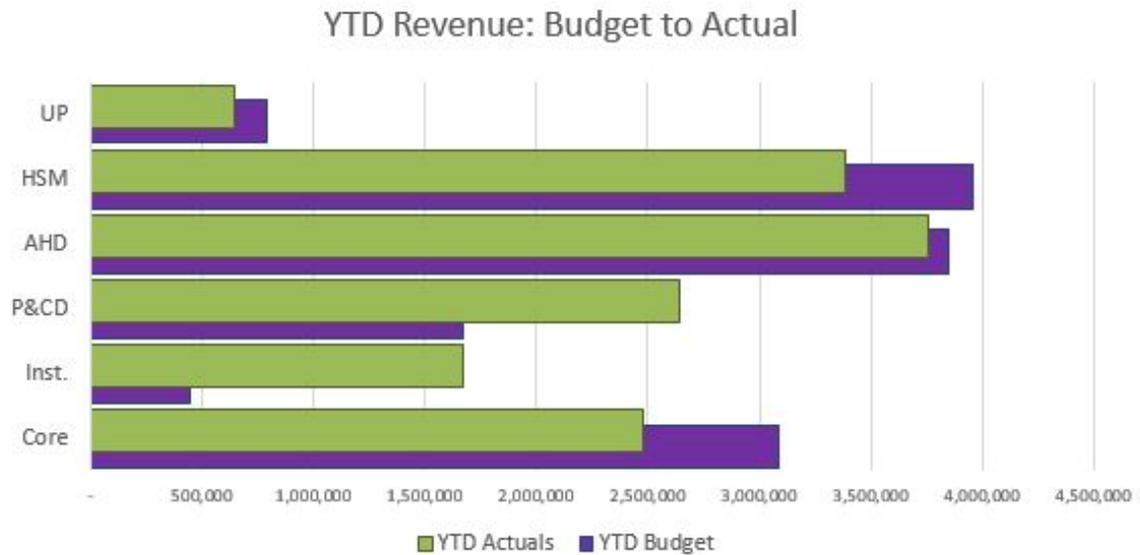
The financial report attachment shows the consolidation of all Agency programmatic budgets combined into six divisions. Projections have been incorporated into the year-to-date budget to account for the timing of cash flows and known variable expenses. These adjustments were based on historical trends and the most current information available.

The 2018 Operating Budget was approved by the Boards in December 2017 with total revenues of \$41.4 million and total operating expenses of \$38.0 million. As of April, total revenues are \$14.6 million, and total operating expenses are \$10.8 million. Net Operating Income is \$3.8 million, which means that the Agency earned enough revenue within the first four months of the year to cover operating expenses.

**OPERATING BUDGET**  
TOTAL INCOME  
TOTAL EXPENSES  
**NET OPERATING INCOME**  
TOTAL NON-OPERATING EXPENSES  
**NET INCOME**  
**UNRESTRICTED NET INCOME**

Fresno Housing Authority		
Annual Budget	YTD Budget	YTD Actuals
41,402,540	13,800,847	14,579,547
37,975,120	12,666,707	10,751,343
<b>3,427,420</b>	<b>1,134,140</b>	<b>3,828,204</b>
1,009,381	336,460	870,349
<b>2,418,039</b>	<b>797,679</b>	<b>2,957,855</b>
<b>(341,488)</b>	<b>(113,830)</b>	<b>1,461,852</b>

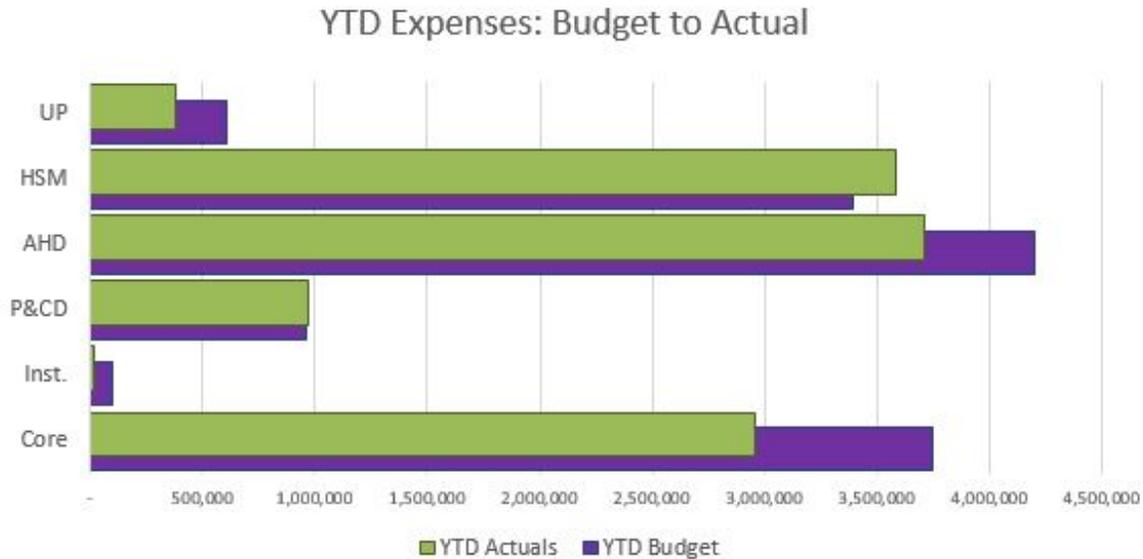
## Agency Revenue



UP - Unrestricted Properties: Agency-owned non-subsidized properties, for example Dayton, Woodside, and San Ramon (formerly known as Affordable Housing)  
HSM - Housing Management: Restricted, subsidized properties including all public housing, farm labor and migrant properties  
AHD - Assisted Housing Division: Housing Choice Voucher, Resident Services and Homeless programs  
P&CD - Planning & Community Development: Real Estate Development and Construction Management departments  
Inst. - Instrumentalities: Wholly-owned subsidiaries of the Agency, including HRFC, HSIC, and Silvercrest  
Core: Administrative Services departments including Accounting, Executive, Human Resources and Asset Management

- Overall, year-to-date revenue is \$14.6 million, or 6%, more than the year-to-date budget, mainly due to developer fee revenue in P&CD, and non-budgeted proceeds from a lawsuit in Instrumentalities.
- **Core:** Admin & Management Fee Income is less than budgeted due to expense reductions in IT Services and Staff Development. Fees for these two services are allocated to the programs and the revenue is booked in Core. If there are fewer expenses, there will be less revenue and the net effect on the overall budget will be zero.
- **Inst.:** Other Income is higher than anticipated because of a \$1.3 million payment received from the Department of Treasury as proceeds in the case of Clearwater HA vs. U.S. In 2012, HUD used PHA Reserves to supplement budgetary offsets to the Low-Income Public Housing program. The Agency was a plaintiff in a successful lawsuit against HUD, which deemed this practice as unlawful. The Agency will use this money for affordable housing purposes paid for through the Housing Relinquished Fund Corporation (HRFC). This revenue was not included in the 2018 budget.
- **P&CD:** Developer Fee income is higher than projected due to the receipt of \$627 thousand for the final equity installments on 541 @ South Tower project. Other Income is higher than budgeted due to the Prevailing Wage Monitoring income paid from Parc Grove North East, Sanger, & Fresno Edison II. The Development department also received \$75,000 for their work related to the Canyon Springs loan payoff, which is included under Other Income.
- **HSM:** HUD Grant Income is less than budgeted due to changes in the estimated proration for the Public Housing program. Staff expects that this amount will increase over the next eight months now that HUD has finalized the proration levels for 2018.

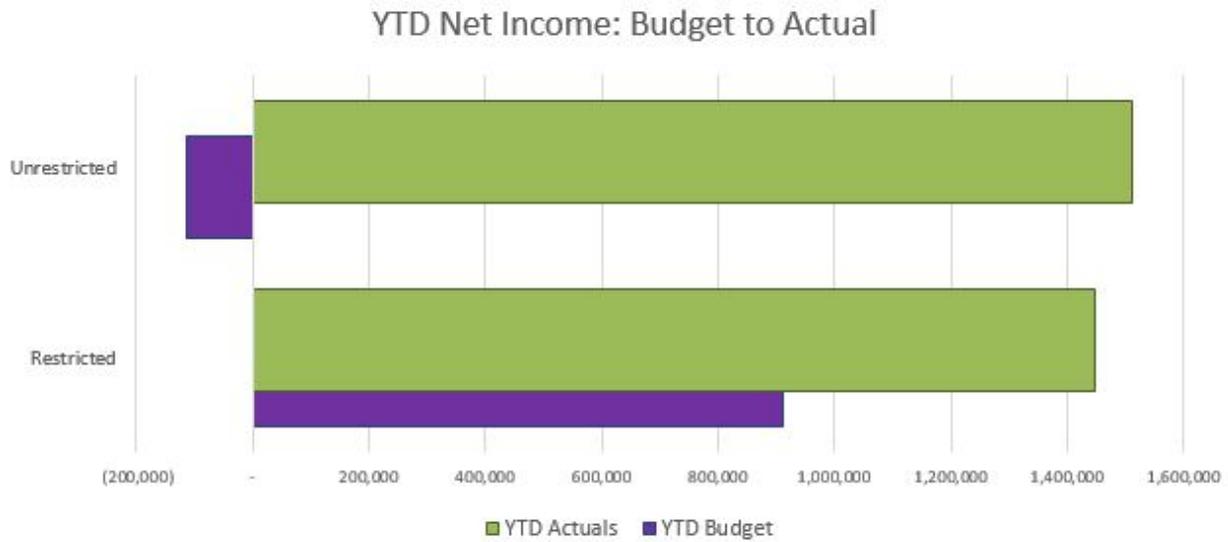
## Agency Expenses



UP - Unrestricted Properties: Agency-owned non-subsidized properties, for example Dayton, Woodside, and San Ramon (formerly known as Affordable Housing)  
HSM - Housing Management: Restricted, subsidized properties including all public housing, farm labor and migrant properties  
AHD - Assisted Housing Division: Housing Choice Voucher, Resident Services and Homeless programs  
P&CD - Planning & Community Development: Real Estate Development and Construction Management departments  
Inst. - Instrumentalities: Wholly-owned subsidiaries of the Agency, including HRFC, HSIC, and Silvercrest  
Core: Administrative Services departments including Accounting, Executive, Human Resources and Asset Management

- Overall, year-to-date operating expenses are \$10.8 million and non-operating expenses are \$870 thousand, which is approximately \$1.4 million, or 11%, lower than budgeted for the first four months of the year.
- **Agency-wide:** Payroll Expenses are approximately \$1.1 million, or 18%, lower than anticipated, mainly due to unfilled positions and/or planned hiring delays.
- **Agency-wide:** Administrative Expenses are \$487 thousand lower than budgeted across the Agency. Core shows the largest reductions in this line item, as Professional & Consulting Expenses have been less than anticipated for the fourth month of the year, as staff has strategically reduced contract costs.
- **Agency-wide:** Utility Expenses are about 24% less than budgeted due to decreased costs for electricity and water, as temperatures have been cooler compared to previous years. We expect these costs to increase slightly over the next three months, as the weather gets warmer and the need for air conditioning and water increases.

## Agency Net Income



- Unrestricted net income is approximately \$1.6 million dollars higher than budgeted as of April 30, 2018. This will level out throughout the year, as expenses increase and no additional developer fees are expected until mid-June.
- Restricted net income is higher than budgeted due to the receipt of unbudgeted lawsuit proceeds in HRFC. This will remain a net positive increase to the 2018 financials throughout the year.

**Fresno Housing Authority  
Financial Results as of April 30, 2018**

	Core			Inst.			P&CD			AHD			HSM			UP			Fresno Housing Authority			YTD \$ Variance	YTD % Variance	% of Budget Remaining
	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals			
<b>OPERATING BUDGET</b>																								
INCOME																								
NET TENANT INCOME	-	-	-	-	-	-	-	-	-	-	-	-	5,935,766	1,978,589	1,909,686	2,300,350	766,783	629,406	8,236,116	2,745,372	2,539,092	(206,280)	-8%	69%
INTEREST INCOME	7,000	2,333	2,283	866,667	288,889	307,414	-	-	-	-	-	-	17	6	-	-	-	3	873,684	291,228	309,700	18,472	6%	65%
OTHER INCOME	808,000	269,333	199,677	177,299	59,100	1,360,395	20,000	6,667	213,542	710,822	236,941	257,328	14,014	4,671	11,472	43,000	14,333	8,115	1,773,135	591,045	2,050,530	1,459,485	247%	-16%
ADMIN & MANAGEMENT FEE INCOME	8,441,439	2,813,813	2,277,771	300,000	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	8,741,439	2,913,813	2,277,771	(636,042)	-22%	74%
DEVELOPER FEE INCOME	-	-	-	-	-	-	4,979,660	1,659,887	2,427,714	-	-	-	-	-	-	-	-	-	4,979,660	1,659,887	2,427,714	767,827	46%	51%
HUD GRANT INCOME	-	-	-	-	-	-	-	-	-	9,491,065	3,163,688	3,129,385	4,916,293	1,638,764	1,058,565	-	-	-	14,407,358	4,802,453	4,187,950	(614,502)	-13%	71%
OTHER GRANT INCOME	-	-	-	-	-	-	-	-	-	1,354,390	451,463	373,930	1,000,338	333,446	406,721	36,420	12,140	6,140	2,391,148	797,049	786,791	(10,259)	-1%	67%
<b>TOTAL INCOME</b>	<b>9,256,439</b>	<b>3,085,480</b>	<b>2,479,731</b>	<b>1,343,966</b>	<b>447,989</b>	<b>1,667,809</b>	<b>4,999,660</b>	<b>1,666,553</b>	<b>2,641,256</b>	<b>11,556,277</b>	<b>3,852,092</b>	<b>3,760,644</b>	<b>11,866,428</b>	<b>3,955,476</b>	<b>3,386,444</b>	<b>2,379,770</b>	<b>793,257</b>	<b>643,664</b>	<b>41,402,540</b>	<b>13,800,847</b>	<b>14,579,547</b>	<b>778,701</b>	<b>6%</b>	<b>65%</b>
EXPENSES																								
PAYROLL EXPENSES	7,135,977	2,378,659	1,988,820	-	-	-	1,285,953	428,651	380,133	6,891,221	2,297,074	1,851,327	3,026,970	1,008,990	805,343	330,528	110,176	70,865	18,670,648	6,223,550	5,096,488	(1,127,062)	-18%	73%
ADMINISTRATIVE EXPENSES	3,445,759	1,148,586	767,231	237,825	79,275	2,828	1,583,998	527,999	581,535	4,741,805	1,580,602	1,639,636	2,170,765	723,588	601,034	213,403	71,134	51,911	12,393,555	4,131,185	3,644,176	(487,009)	-12%	71%
TENANT SERVICES EXPENSES	50,000	16,667	20,257	-	8,333	-	-	-	3,915	899,843	299,948	184,106	335,581	111,860	107,073	5,250	1,750	396	1,290,674	438,558	315,748	(122,810)	-28%	76%
UTILITY EXPENSES	173,427	57,809	30,440	-	-	-	-	-	-	-	-	-	1,882,686	627,562	482,809	270,410	90,137	73,303	2,326,523	775,508	586,553	(188,955)	-24%	75%
MAINTENANCE EXPENSES	404,862	134,954	131,505	25,000	8,333	-	3,000	1,000	5,075	44,354	14,785	6,330	1,922,431	640,810	675,834	351,490	117,163	125,337	2,751,137	917,046	944,081	27,035	3%	66%
TAXES & INSURANCE EXPENSES	23,720	7,907	15,866	8,900	2,967	1,951	1,000	333	587	7,900	2,633	3,198	460,962	153,654	138,979	40,101	13,367	3,717	542,583	180,861	164,298	(16,562)	-9%	70%
<b>TOTAL EXPENSES</b>	<b>11,233,745</b>	<b>3,744,582</b>	<b>2,954,120</b>	<b>271,725</b>	<b>98,908</b>	<b>4,779</b>	<b>2,873,951</b>	<b>957,984</b>	<b>971,245</b>	<b>12,585,122</b>	<b>4,195,041</b>	<b>3,684,597</b>	<b>9,799,395</b>	<b>3,266,465</b>	<b>2,811,073</b>	<b>1,211,182</b>	<b>403,727</b>	<b>325,529</b>	<b>37,975,120</b>	<b>12,666,707</b>	<b>10,751,343</b>	<b>(1,915,364)</b>	<b>-15%</b>	<b>72%</b>
<b>NET OPERATING INCOME</b>	<b>(1,977,306)</b>	<b>(659,102)</b>	<b>(474,388)</b>	<b>1,072,241</b>	<b>349,080</b>	<b>1,663,030</b>	<b>2,125,709</b>	<b>708,570</b>	<b>1,670,011</b>	<b>(1,028,845)</b>	<b>(342,949)</b>	<b>76,046</b>	<b>2,067,033</b>	<b>689,011</b>	<b>575,371</b>	<b>1,168,588</b>	<b>389,529</b>	<b>318,135</b>	<b>3,427,420</b>	<b>1,134,140</b>	<b>3,828,204</b>	<b>2,694,064</b>	<b>238%</b>	<b>-12%</b>
NON-OPERATING EXPENSES																								
TOTAL NON-OPERATING EXPENSES	-	-	-	500	167	-	-	-	-	20,000	6,667	28,468	128,526	42,842	600,973	279,850	93,283	-	428,876	142,959	629,441	486,482	340%	-47%
TOTAL FINANCING EXPENSES	-	-	-	-	-	13,435	-	-	-	-	-	-	250,721	83,574	199,238	329,784	109,928	51,905	580,505	193,502	264,578	71,076	37%	54%
TOTAL ADJUSTMENTS & OPERATING TRANSFERS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(23,669)	-	-	-	-	-	(23,669)	(23,669)	0%	0%
TOTAL NON-OPERATING EXPENSES	-	-	-	500	167	13,435	-	-	-	20,000	6,667	28,468	379,247	126,416	776,541	609,634	203,211	51,905	1,009,381	336,460	870,349	533,889	159%	14%
<b>NET INCOME</b>	<b>(1,977,306)</b>	<b>(659,102)</b>	<b>(474,388)</b>	<b>1,071,741</b>	<b>348,914</b>	<b>1,649,595</b>	<b>2,125,709</b>	<b>708,570</b>	<b>1,670,011</b>	<b>(1,048,845)</b>	<b>(349,615)</b>	<b>47,578</b>	<b>1,687,786</b>	<b>562,595</b>	<b>(201,170)</b>	<b>558,954</b>	<b>186,318</b>	<b>266,230</b>	<b>2,418,039</b>	<b>797,679</b>	<b>2,957,855</b>	<b>2,160,175</b>	<b>271%</b>	<b>-22%</b>
<b>UNRESTRICTED NET INCOME</b>	<b>(1,977,306)</b>	<b>(659,102)</b>	<b>(474,388)</b>				<b>2,125,709</b>	<b>708,570</b>	<b>1,670,011</b>	<b>(1,048,845)</b>	<b>(349,615)</b>	<b>-</b>				<b>558,954</b>	<b>186,318</b>	<b>266,230</b>	<b>(341,488)</b>	<b>(113,830)</b>	<b>1,461,852</b>	<b>1,575,681</b>	<b>1384%</b>	<b>528%</b>

## BOARD UPDATE

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**TO:** Boards of Commissioners

**DATE:** June 13, 2018

Fresno Housing Authority

**AUTHOR:** Aurora Ibarra

**FROM:** Preston Prince



CEO/Executive Director

**SUBJECT:** Update on 2018 Leasing and Housing Assistance Payments for the Housing Choice Voucher Program

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### Executive Summary

The purpose of this memo is to update the Boards of Commissioners on the status of voucher leasing and Housing Assistance Payments (HAP) for the Housing Choice Voucher (HCV) program as of April 30, 2018. Overall, challenges continue to present themselves as the rental market in Fresno County tightens and demand for affordable housing units increase. Staff continues their efforts to lease up in both programs, utilizing new and innovative approaches to housing families in accordance with our mission. As in the past, we will continue to diligently monitor our HAP and voucher utilization rates, and provide additional information to the Boards, as needed.

### City HCV

HAP expenditures for the months of January through April totaled \$13,937,921 with current voucher utilization of 96.8%. Overall projected voucher utilization for CY 2018 is 99.1%.

### County HCV

HAP expenditures for the months of January through April totaled \$11,072,826, with current voucher utilization of 95.3%. Overall projected voucher utilization for CY 2018 is 94.2%.

### Leasing Strategies

Staff is working to appropriately increase leasing rates so that we can continue to serve more families, all while monitoring HAP utilization and per unit cost (PUC).

Staff continues to analyze leasing rates and trends in the HCV program. Some findings include an increasingly tight rental market, higher rents across the City and County and a reduction in the response rate of applicants drawn from the waitlist. Staff has been evaluating the workflow from the waitlist draw to the first appointment, and the effectiveness of allowing a second appointment.

In addition, appointment notification letters are being mailed out 15 days in advance of the first appointment, as opposed to 10 days in advance to allow families more time to plan for their appointment.

The Housing Choice Department trained five temporary employees to assist with leasing. Their work will enable the department to issue vouchers in both programs to maximize utilization rates. The leasing strategies previously enlisted to increase leasing will continue to be evaluated. Staff continues to accommodate extensions on voucher search times. And Staff will continue to analyze issues and trends, as well as adjust leasing strategies where appropriate.

# HCV Leasing and Spending Projection

## CA006 Two-Year Voucher Forecasting Summary

6/12/2018

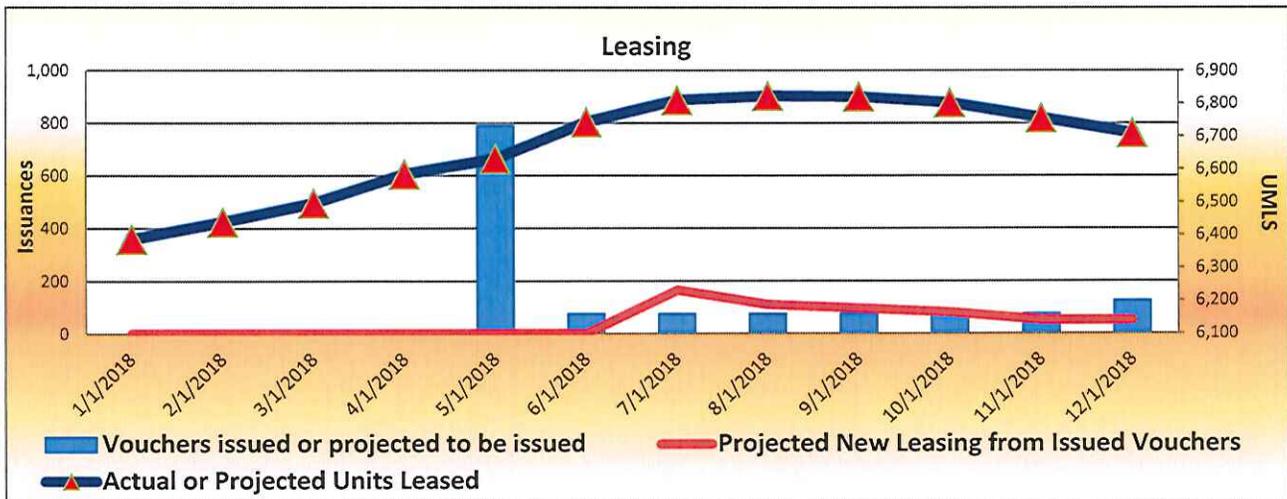
Prepared for: Board of Commissioners

Prepared by: HUD Forecasting Tool

Housing Assistance Payment (HAP) Utilization: Using the Housing Choice Voucher (HCV) Forecasting Tool provided by HUD, it's estimated the HCV program will end calendar year 2018 with \$5,726,872, in reserves or 13% of budget authority. This is the total amount of funds projected to remain at the end of the year and the percent of reserves FH projects for year end. This scenario relies upon the following key variables:

Success Rate (How many issued vouchers will go to HAP)	Attrition Rate (What percent of participants annually leave)	Time from Issuance to HAP Effective Date (How fast do successful issuances lease up)	
67%	10%	Leased in	Percent
Year 1 PUC (Average monthly cost of a voucher - Year 1)		0-30 Days	43%
		31-60 Days	27%
		61-90 Days	14%
		91-120 Days	10%
		121-150 Days	6%
\$540			

Voucher Utilization: Based on the leasing trends, HCV projects issuing 1,365 vouchers for the remainder of the year. The graph below shows vouchers issued and projected leasing based on the chart above:



Under this scenario, the PHA has no offset for next year or the following year. Additionally, the higher of this year's leased units or dollars is 99.2%, indicating full leasing indicator points in SEMAP. This is an estimate.

## Leasing Activity Update

Staff will work continuously to appropriately increase lease leasing rates so that we can continue to serve more families, all while monitoring HAP and Voucher utilization and per unit cost (PUC). Regular meetings are held to evaluate the workflow from waitlist draw to the first appointment to increase leasing success rates and to analyze issues and trends, making adjustments to leasing strategies where appropriate.

# HCV Leasing and Spending Projection

## CA028 Two-Year Voucher Forecasting Summary

6/12/2018

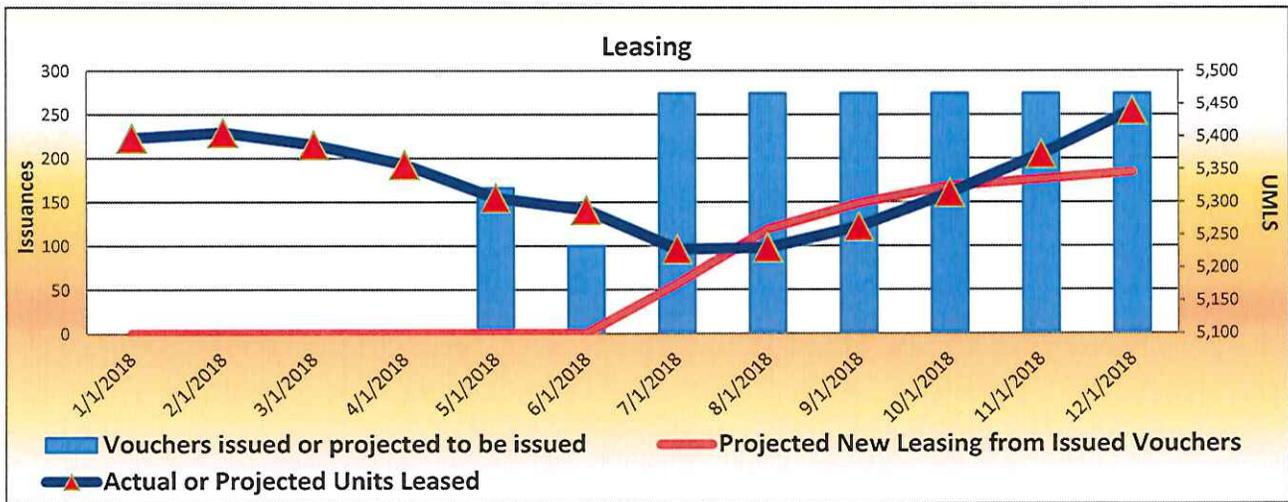
Prepared for: Board of Commissioners

Prepared by: HUD Forecasting Tool

Housing Assistance Payment (HAP) Utilization: Using the Housing Choice Voucher (HCV) Forecasting Tool provided by HUD, it's estimated the HCV program will end calendar year 2018 with \$4,186,343, in reserves or 12% of budget authority. This is the total amount of funds projected to remain at the end of the year and the percent of reserves FH projects for year end. This scenario relies upon the following key variables:

Success Rate (How many issued vouchers will go to HAP)	Attrition Rate (What percent of participants annually leave)	Time from Issuance to HAP Effective Date (How fast do successful issuances lease up)	
67%	9%	Leased in	Percent
Year 1 PUC (Average monthly cost of a voucher - Year 1)		0-30 Days	48%
		31-60 Days	22%
		61-90 Days	14%
		91-120 Days	9%
		121-150 Days	7%
\$525			

Voucher Utilization: Based on leasing trends, HCV projects issuing 1,916 vouchers for the remainder of the year. The graph below shows issued and projected leasing based on the chart above:



Under this scenario, the PHA has no offset for next year or the following year. Additionally, the higher of this year's leased units or dollars is 95.2%, indicating partial leasing indicator points in SEMAP. This is an estimate. Next year, the higher of leased units or dollars is 108.4%, indicating full leasing indicator points in SEMAP. This is an estimate.

## Leasing Activity Update

Staff are working continuously to appropriately increase leasing rates so that we can continue to serve more families, all while monitoring HAP and Voucher utilization and per unit cost (PUC). Regular meetings are held to evaluate the workflow from waitlist to draw to the first appointment to increase leasing success rates and to analyze issues and trends, making adjustments to leasing strategies where appropriate.

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**TO:** Boards of Commissioners

**DATE:** June 13, 2018

Fresno Housing Authority

**AUTHOR:** Emily De La Guerra

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

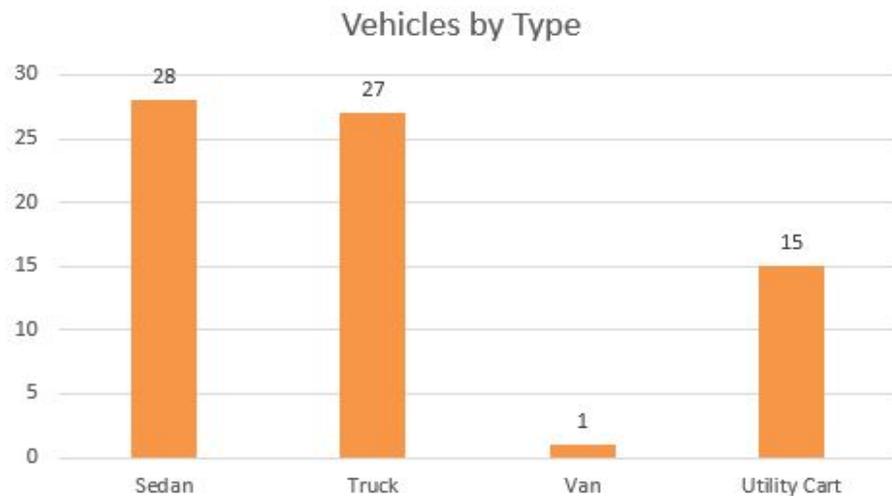


**SUBJECT:** Agency Fleet Summary

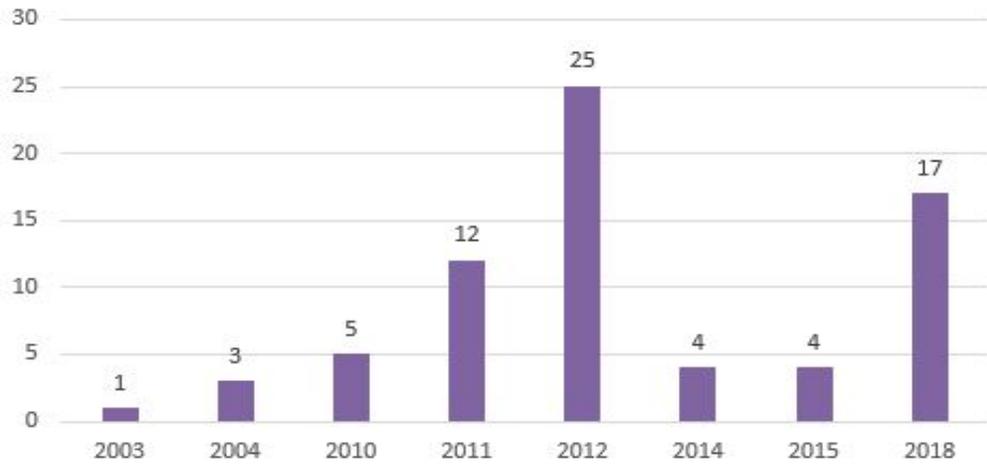
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## Executive Summary

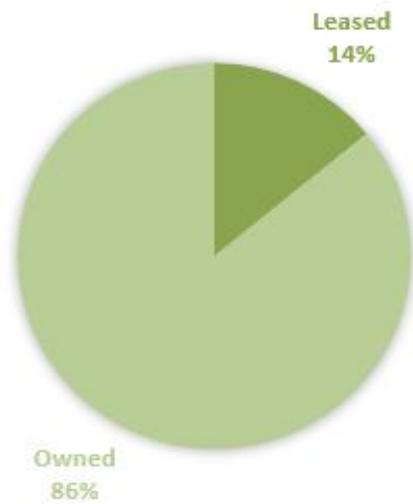
As requested by the Boards of Commissioners at the Executive Committee meeting on June 13, 2018, below is a summary of vehicles owned or leased by the Fresno Housing Authority. The Agency employs people in positions that require operating a motor vehicle as an essential function of their job, including inspectors, maintenance workers, and property/site staff. In addition, the Agency keeps a small number of pooled vehicles available for employees to use for Agency-related business. As always, staff continues to analyze Agency-owned assets to ensure appropriate and efficient use.



### Vehicles by Model Year



### OWNED VS. LEASED



## BOARD UPDATE

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**TO:** Boards of Commissioners

**DATE:** June 13, 2018

Fresno Housing Authority

**AUTHOR:** Christina Husbands

**FROM:** Preston Prince, CEO



**SUBJECT:** List of Assets Owned

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### Executive Summary

As requested by Commissioners at a previous Board meeting, the attached document is a list of assets owned by Fresno Housing and/or our affiliates. The list has been updated to reflect changes that have occurred since the list was last distributed in the February 2018 Board Update. The list is a work in progress and staff will continue to routinely update the information and present it to the Boards. Staff continues to analyze assets to appropriately further the goals and objectives of the Agency. Over the coming months, staff will provide updates and potential recommendations for several of these assets.

### Recommendation

None at this time. Informational only.

Property Name	City	Property Type	Project Type	Total Units	APN
El Puente	Fresno	Multifamily	Emergency Housing	30	
Mariposa Meadows	Fresno	Multifamily	Farm Labor Housing	40	477-040-35ST
Mendota FLH	Mendota	Multifamily	Farm Labor Housing	60	012-190-39
Orchard Apartments FLH	Parlier	Multifamily	Farm Labor Housing	40	355-030-48T
541 @ South Tower (Fulton/Cedar Heights)	Fresno	Multifamily	LIHTC	45	452-274-17 & 471-220-55T
Bridges at Florence	Fresno	Seniors	LIHTC	34	478-113-27
Brierwood Court (E.P. Investors)	Fresno	Multifamily	LIHTC	75	
CityView @ VanNess	Fresno	Multifamily	LIHTC	45	468-550-01
Cordova Apartments	Selma	Multifamily	LIHTC	81	
Courtyards at Cypress Grove	Oakley	Multifamily	LIHTC	96	
Elderberry at Bethel (Sanger Seniors Limited)	Sanger	Seniors	LIHTC	75	
Fenix at Glenn/Calaveras	Fresno	Multifamily	LIHTC	30	459-243-22 & 459-322-20
Firebaugh San Joaquin Vista	Firebaugh	Multifamily	LIHTC	48	
Fresno Villa Del Mar	Fresno	Multifamily	LIHTC	48	
Kearney Palms I	Kerman	Multifamily	LIHTC	81	
Kearney Palms II	Kerman	Multifamily	LIHTC	20	
Kings River Commons	Reedley	Multifamily	LIHTC	60	370-400-42
Legacy Commons I	Fresno	Multifamily	LIHTC	64	477-145-56
Marion Villas	Kingsburg	Seniors	LIHTC	46	396-051-03
Silveridge (Clovis Seniors)	Clovis	Seniors	LIHTC	100	
Lexington Square (Clovis Bedford, Limited)	Clovis	Multifamily	LIHTC	130	
Summer Creek Place (Oakley Senior Associates)	Oakley	Multifamily	LIHTC	80	
Canyon Springs L.P.	Fresno	Multifamily	LIHTC 80/20	138	
Granada Commons (Kerman Acre)	Kerman	Multifamily	LIHTC/LIPH	16	023-332-17
Pacific Gardens	Fresno	Multifamily	LIHTC/LIPH	56	463-050-27
Yosemite Village (YEC)	Fresno	Multifamily	LIHTC/LIPH	69	477-040-47ST
Parc Grove Commons II	Fresno	Multifamily	LIHTC/LIPH/PBV	215	446-020-38 & 37
Cueva de Oso (Shockley)	Selma	Multifamily	LIHTC/PBRA	48	
Legacy Commons II	Fresno	Multifamily	LIHTC/PBRA	64	
Memorial Village	Sanger	Multifamily	LIHTC/PBRA	48	320-050-21T
Mendota RAD	Mendota	Multifamily	LIHTC/PBRA	124	see notes
Orange Cove RAD	Orange Cove	Multifamily	LIHTC/PBRA	90	see notes
Paseo 55 (Trailside)	Reedley	Multifamily	LIHTC/PBRA	55	368-241-15

Property Name	City	Property Type	Project Type	Total Units	APN
Southeast Fresno RAD	Fresno	Multifamily	LIHTC/PBRA	193	see notes
Viking Village RAD	Fresno	Multifamily	LIHTC/PBRA	40	430-050-47T
Magill Terrace	Fowler	Multifamily	LIHTC/PBRA	20	Pending parcel merge
Oak Grove	Parlier	Multifamily	LIHTC/PBRA	50	355-040-23T
Parc Grove Commons Northwest	Fresno	Multifamily	LIHTC/PBV	148	446-020-39
Renaissance at Alta Monte	Fresno	Special Needs	LIHTC/PBV	30	459-323-16T
Renaissance at Parc Grove (PGCNE)	Fresno	Special Needs	LIHTC/PBV	40	
Renaissance at Santa Clara	Fresno	Special Needs	LIHTC/PBV	70	467-082-31 & 32
Renaissance at Trinity	Fresno	Special Needs	LIHTC/PBV	21	465-144-06
Rio Villas (Firebaugh Gateway)	Firebaugh	Seniors	LIHTC/PBV	30	008-075-21
Biola Apartments [c]	Biola	Multifamily	LIPH	12	016-470-10T
Cardella Courts[c]	Firebaugh	Multifamily	LIPH	32	007-140-04ST (B)
Cazares Terrace II[c]	Huron	Multifamily	LIPH	20	
Cazares Terrace[c]	Huron	Multifamily	LIPH	24	075-243-01T
Del Rey Complex	Del Rey	Multifamily	LIPH	30	180-08T
DeSoto Gardens[c]	Fresno	Multifamily	LIPH	40	
DeSoto II[c]	Fresno	Multifamily	LIPH	28	478-051-3T
Fairview Heights Terrace[c]	Fresno	Multifamily	LIPH	74	478-052-02T
Firebaugh Elderly[c]	Firebaugh	Multifamily	LIPH	30	007-140-04ST ( C )
Helsem Terrace[c]	Kerman	Multifamily	LIPH	40	023-332-08ST
Huron Apartments[c]	Huron	Multifamily	LIPH	20	
Laton Apartments	Laton	Multifamily	LIPH	20	190-17T
Marcelli Terrace[c]	Fresno	Multifamily	LIPH	24	311-150-13T
Mendoza Terrace II[c]	Firebaugh	Multifamily	LIPH	40	007-140-04ST (A)
Mendoza Terrace[c]	Firebaugh	Multifamily	LIPH	50	007-140-06T
Monte Vista Terrace[c]	Fresno	Multifamily	LIPH	44	
Pinedale Apartments[c]	Fresno	Multifamily	LIPH	50	031-12T 303-031-
Pinedale Apartments[c]	Fresno	Multifamily	LIPH	30	032-33T 303-032-
San Joaquin Apartments	San Joaquin	Multifamily	LIPH	20	111-29T 033-111-
Sequoia Courts	Fresno	Multifamily	LIPH	60	465-141-01T
Sequoia Courts Terrace	Fresno	Multifamily	LIPH	78	143-01T 465-144-
Sierra Plaza [c]	Fresno	Multifamily	LIPH	70	467-211-01T
Sierra Terrace Lower[c]	Fresno	Multifamily	LIPH	26	214-01T 467-214-
Sunset Terrace[c]	Reedley	Multifamily	LIPH	20	370-141-02T (A)
Taylor Terrace	San Joaquin	Multifamily	LIPH	28	033-071-02T

Property Name	City	Property Type	Project Type	Total Units	APN
Wedgewood Commons[c]	Sanger	Multifamily	LIPH	64	315-180-27T
Dayton Square Apartments	Fresno	Multifamily	Market	66	437-21-20T
El Cortez	Fresno	Multifamily	Market	48	
Sierra Terrace Upper	Fresno	Multifamily	Market	46	214-01T 467-214-
Sunset Terrace II	Reedley	Multifamily	Market	20	141-02T (B) 370-
Woodside Apartments	Fresno	Multifamily	Market	76	
San Ramon Apartments	Fresno	Multifamily	Market/NSP3	32	
Citrus Gardens FLH	Orange Cove	Multifamily	Market/USDA	30	142-8 375-142-
Firebaugh FLH	Firebaugh	Multifamily	Market/USDA	34	007-140-07ST
Maldonado Migrant Center	Firebaugh	Multifamily	Migrant Center	64	
Parlier Migrant Center	Parlier	Multifamily	Migrant Center	132	
Garland Gardens	Fresno	Multifamily	PBRA	51	433-22-39T
Parkside Apartments	Huron	Multifamily	PBRA	50	
Fresno HOP	Fresno	Single	Homeownership	1	471-032-13T
Fresno HOP	Fresno	Single	Homeownership	1	471-161-06T
Fresno HOP	Fresno	Single	Homeownership	1	480-421-06T
Fresno HOP	Fresno	Single	Homeownership	1	510-282-26ST
Sanger HOP	Sanger	Single	Homeownership	1	315-261-25T
Sanger HOP	Sanger	Single	Homeownership	1	315-273-03T
Sanger HOP	Sanger	Single	Homeownership	1	315-273-08T
Sanger HOP	Sanger	Single	Homeownership	1	315-275-20T
Sanger HOP	Sanger	Single	Homeownership	1	320-272-16T
Chance Home	Fresno	Single	NSP 1	1	
Central Office	Fresno	Office Building	Office Building	1	466-20-56T
Community Enrichment Center	Fresno	Office Building	Office Building	1	477-040-70
Firebaugh Classrooms	Firebaugh	Office Building	Office Building		
Firebaugh Maintenance Building/Office	Firebaugh	Office Building	Office Building	1	
Helm Home	Fresno	Office Building	Office Building	1	
Modular Classrooms	Fresno	Office Building	Office Building		
Parlier Office	Parlier	Office Building	Office Building	1	
Pine Warehouse	Fresno	Office Building	Office Building	1	
Pinedale Office	Fresno	Office Building	Office Building	1	
City View Commercial	Fresno	Commercial	Commercial	1	468-550-02T
Blackstone/Simpson Commercial	Fresno	Commercial	Retail-3039 N. Blackstone	1	443-104-08 thru 10 and 443-104-23
Vacant Land	San Joaquin	Vacant Land	Vacant Land	1	033-210-01
Vacant Land	San Joaquin	Vacant Land	Vacant Land	1	033-210-02

Property Name	City	Property Type	Project Type	Total Units	APN
Vacant Land	San Joaquin	Vacant Land	Vacant Land	1	033-210-03
Vacant Land	San Joaquin	Vacant Land	Vacant Land	1	033-210-04
Vacant Land	San Joaquin	Vacant Land	Vacant Land	1	033-210-05
Vacant Land	Del Rey	Vacant Land	Vacant Land	1	350-080-68
Vacant Land	Fresno	Vacant Land	Vacant Land	1	459-321-03
Vacant Land	Fresno	Vacant Land	Vacant Land	1	467-082-26 & 24
Vacant Land	Fresno	Vacant Land	Vacant Land	1	477-040-20
Vacant Land	Fresno	Vacant Land	Vacant Land	1	477-040-51
Vacant Land	Fresno	Vacant Land	Vacant Land	1	477-040-52
Vacant Land	Fresno	Vacant Land	Vacant Land	1	477-040-72
Vacant Land	Fresno	Vacant Land	Vacant Land	1	477-040-49
Vacant Land Alley	Fresno	Vacant Land Alley	Vacant Land - Alley	1	453-332-20T
Vacant Land	Fresno	Vacant Land	Vacant Land- Atchison Ct.	1	477-040-75
Vacant Land	Fresno	Vacant Land	Vacant Land- Delno/Cal.	1	477-040-73
Vacant Land	Fresno	Vacant Land	Vacant Land- Delno/Church	1	477-040-69
					245-06T, 467-262-02T, 467-245-04T, 467-245-12T, 467-245-11T, 467-245-05T, 467-245-07T, 467-262-01T, 467-245-08T, 467-245-10T, 467-262-03T, 467-245-03T, 467-262-04T, 467-245-09T
California Triangle	Fresno	Vacant Land	Vacant Land-California Ave.	1	
Golden Triangle	Fresno	Vacant Land	Vacant Land-California Ave.	1	467-246-01T
Vacant Land-Chinatown	Fresno	Vacant Land	Vacant Land-1101 F Street	1	467-065-06 & 07
Cal-HFA HELP	Fresno	Vacant Land Ponding Basin	Vacant Land Ponding Basin	1	442-412-02
Cal-HFA HELP	Fresno	Vacant Land Ponding Basin	Vacant Land Ponding Basin	1	442-421-16
Cal-HFA HELP	Fresno	Vacant Land Ponding Basin	Vacant Land Ponding Basin	1	442-421-17
Cal-HFA HELP	Fresno	Vacant Land Ponding Basin	Vacant Land Ponding Basin	1	442-421-18
Cal-HFA HELP	Fresno	Vacant Land Ponding Basin	Vacant Land Ponding Basin	1	442-421-19
				4560	