



DEC 10 2019

U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
One Sansome Street, Suite 1200
San Francisco, California 94104-4430
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espanol.hud.gov

Mr. Preston Prince
Executive Director
Fresno County Housing Authority
1331 Fulton Mall Fresno, California 93721

Re: PHA Annual and Five-Year Plan Approval – Fresno County Housing Authority FYB
2020

Dear Mr. Prince:

This letter is to inform you that the Fresno County Housing Authority's 5-Year & Annual Plan (Plan) submission for the PHA Fiscal Year (FY) 2020 beginning January 1, 2020, is approved. The Plan approved is **version 1**. This approval of the Plan submission does not constitute an endorsement of the strategies and policies outlined in the Plan. In providing assistance to families under programs covered by this Plan, the Fresno County Housing Authority will comply with the rules, standards, and policies established in its Plan, as provided in 24 CFR §903 and other applicable regulations.

Your approved Plan and all required attachments and documents must be made available for review and inspection at the principal office of the PHA during normal business hours. Once posted, your plan will remain on display until your next Plan (whether next year's plan or an intervening significant amendment or modification) is submitted and is approved by HUD.

Please note a housing authority has the option to schedule one public hearing to address several changes to its approved Plan. Changes that require public hearing include: PHA Plan Significant Amendments; changes due to Demolition/Disposition; Homeownership; use of Capital Funds; Capital Fund Financing; proposed New Development or Mixed Finance projects; implementation of Rental Assistance Demonstration (RAD) Program; Flat Rents policies.

If you have any questions regarding your PHA Plan or the information in this letter, please contact Sapna Talati, Portfolio Management Specialist, at (415) 489-6457.

Sincerely,

J. Gonzalez Gomez

Gerard Windt

Director

Office of Public Housing

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																				
A.1	<p>PHA Name: <u>HOUSING AUTHORITY OF FRESNO COUNTY</u> Code: <u>CA028</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2020</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="203 1304 1463 1940"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>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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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years.</p> <p>The mission of Fresno Housing is to create and sustain vibrant communities throughout Fresno County.</p>
B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>To accomplish our mission, the Fresno Housing Authority will focus on four primary strategies:</p> <ul style="list-style-type: none"> • Develop and maintain quality affordable housing for low-income residents throughout Fresno, • Design, implement, and sustain exceptional programs that invest in residents and program participants to become self-sufficient through an array of educational, economic and health-related platforms, • Lead, encourage, and build partnerships with local, regional and national organizations to promote policies that build community; that increase and enhance affordable housing option; and that provide programs that reflect and support the needs of housing participants, • Generate public will to address the housing needs of low-income households in Fresno by contributing to effective national and statewide advocacy efforts and by leading local and regional programs that educate and encourage residents to have a voice in housing and civic issues.

B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

To move our vision forward over the past five years (2015-2019), Fresno Housing has focused on four broad strategic areas, which support the organization's mission: to create vibrant communities throughout Fresno County through quality housing (place), engaged residents (people), broad support (public), and effective collaboration (partnership). Below is a summary of progress and accomplishments that Fresno Housing has made over the past five years in relation to these goals.

1: P L A C E

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.

Grow a portfolio of assets that responds to the needs of the low- and very-low-income residents of the city and county of Fresno.

- Construct over 750 affordable housing units across Fresno County since 2015.
- Utilize over \$290 million dollars of public and private investment to develop quality, affordable housing.
- Invest in desirable neighborhoods where families want to live, including Downtowns, transit-corridors and areas of opportunity.
- Ensure prudent financial transactions that promote long-term financial stability
- Continuously monitor and access opportunities from national, state, and local partners that could increase resources for development of new properties.

Promote safe, healthy, vibrant communities.

- Add on-site management and community spaces to recent developments and RAD properties to promote community involvement and safety.
- Collaborate with property owners, neighborhood groups, Community Development Corporations (CDCs), and other partners to enhance the quality of rental stock across the county and provide a greater range of options for residents with vouchers. Programs should focus on property owner outreach, support and education, in addition to targeting housing options in areas of opportunity.
- Design, build and maintain all properties with a commitment to healthy lifestyles.
- Locate new housing near schools, parks, retail, social services, and other amenities and services.
- Participate in National Night Out events annually.

Develop a conservation and sustainability plan that supports energy conservation, water and waste management, and reduction of greenhouse gas emissions at all Housing Authority sites.

- Agency-wide initiatives included reductions in e-waste, water consumption and electricity usage.
- Since 2015, Fresno Housing has added solar on several properties, benefitting over 365 residential households.
- Identify funding for implementation, including Transformative Climate Communities, California Cap & Trade funding.

Manage, maintain, and improve existing Housing Authority properties to meet agency-defined standards.

- Fresno Housing is a nationwide leader in the RAD program to focus on property renovation and sustainability.
- Set standards for maintenance and management of properties.
- Ensure ongoing maintenance and capital improvements at all properties, based on identified needs and available resources.
- Seek housing development partners who add value to the Housing Authority and who share the agency's values with regard to architectural design and amenities.
- Incorporate art in public spaces and identify ways to ensure that all Housing Authority projects enhance local communities.
- Implement plan to ensure the highest level of safety and quality standards are maintained.
- Invest in responsible and innovative asset stewardship through strategic upgrades and rehabilitation projects.

Assess the Housing Authority's capacity to address the unique needs of particularly fragile sub-populations (including but not limited to, people with disabilities, substance abuse issues, mental illness; the elderly; veterans; migrants; homeless; and emancipated youth).

- Prioritize housing development for extremely fragile populations as compared with giving priority to those who have a high potential for becoming self-sufficient if provided with key services or programs as part of Housing Authority housing or those who have access to support services independent from the Housing Authority.
- Maximize usage of VASH and other funding sources to increase the availability of housing for veterans, homeless, and other vulnerable populations (MHSA, McKinney-Vento).

Maintain a broad range of housing options affordable to low- and very-low-income individuals and families in diverse neighborhoods, throughout the city and county of Fresno, at densities appropriate for the site and compatible with local community standards.

- Seize opportunities to educate communities about the value of higher density, quality design.
- Seek sites that meet the documented needs of residents (proximity to transit, schools, parks).
- Align site selections with planning goals of local jurisdictions.
- Focus on provision of rental housing, while responding to resident aspirations of home ownership.

Develop baseline physical and social service programs for all new Fresno Housing Authority sites (e.g., community gardens, child care, exercise rooms, mini-libraries, nutrition programs, education centers) and set timeline to upgrade existing sites to include these programs (where appropriate).

- Provide world-class, "baseline" services to our residents, including supports for grade-level reading, nutrition programs, digital literacy, supports for children and families, and a focus on health and wellness.
- Opened two community gardens, several mini-libraries, multiple exercise rooms and community spaces for families to gather and connect.

Expand opportunities for voucher holders to obtain quality housing throughout the city and county, in neighborhoods that meet the needs of voucher holders.

- Pursue all economically feasible opportunities to increase the supply of housing choice vouchers (or other housing subsidy options) for qualified Fresno residents, including those designated for populations with special needs that are a high priority for the agency (veterans, seniors, migrant workers, people with mental health needs).
- Improve outreach and communication with property owners throughout Fresno County to encourage participation in voucher program and to increase quality rental options for low- and very-low income renters, including Landlord Conferences and Town Halls to promote the Housing Choice Voucher program.
- Analyze and increase the rent subsidy to allow applicants and participants to be competitive in a market of increasing rents.

2: PEOPLE

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

Assess service needs of tenants and refine and develop programs and services to ensure quality support for all Housing Authority participants in Fresno County.

- Identify the existing and emerging needs of specific sub-populations of tenants and constituents (e.g., seniors, including those currently living in Housing Authority properties who are aging in place; people with disabilities; veterans; long-term and recently-homeless families and individuals; emancipated youth and those who will soon be aging out of foster care; migrant workers; and others).
- Prioritize workforce development and high-income HCV participants for targeted programs to increase self-sufficiency.

Engage residents and program participants in pro-active communication and problem solving related to housing, programming, and civic issues.

- Establish ongoing opportunities for residents/program participants to express their opinions and describe their experiences, including the Resident Advisory Board, Resident Round Tables, Resident Survey, and Candidate Forums at Housing Authority properties.
- Actively engage residents and participants by ensuring that all materials and discussions are linguistically appropriate and accessible (through simultaneous translation and materials in diverse languages).

Develop, sustain, and manage programs that support self-sufficiency through education and employment training - for families in public housing and those with vouchers.

- Review and evaluate existing residential programs to determine effectiveness and to institute appropriate change.
- Create and implement (and/or contract for) programs that address the distinct and diverse needs of voucher and public housing households (after-school programs, child care, job training, financial literacy, micro-enterprises and asset building, youth development, and employment).
- Institute a robust information and referral program for participants.
- Ensure that programs support resident stability and sustainability and meet the emerging and ongoing needs of the range of populations needing housing in Fresno (with attention to cultures, languages, traditions, and special needs).
- Identify opportunities for residents/participants to create unique cultural, athletic, educational, or volunteer programs that connect with neighborhoods throughout the county.

Establish meaningful partnerships with key educational institutions, including California State University, Fresno and Fresno Unified School District and other school districts throughout the County.

- Support the development of programs that can educate university students about housing and community development, including internship programs through Fresno State and California Rural Housing Coalition.
- Work with local colleges to develop unique partnerships that can benefit both students and residents of public housing, including scholarships and matching programs.
- Implement data sharing agreement with local school districts to provide better data and supports to families in our housing.

3: PUBLIC

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.

Become the Central Valley 'go to' resource for information and advocacy efforts, and the leader of a broad coalition of regional partners.

- Create ongoing conversations with city officials to seek opportunities to support economic development and facilitate a better understanding of Housing Authority benefits, priorities and opportunities
- Articulate and illustrate the Agency's role in local and regional housing policy and development.
- Lead-agency for the local Continuum of Care.
- Partner with local industry advocates to develop the State and regional PHAs.
- Act as a mentor Agency to other PHA's for Yardi Software support and the ConnectHome program.

Advocate on behalf of the Central Valley for quality, affordable housing to meet the needs of its diverse communities.

- Identify opportunities for additional state and federal resources.
- Lead the San Joaquin Housing Collaborative in housing issues for the Central Valley.
- Position the Housing Authority to apply for private funding and philanthropy for special projects.
- Utilize public platforms such as an updated website and social media to engage all stakeholders as well as inform and celebrate accomplishments through stories, events, and photos.

Cultivate leadership to ensure the effective representation of new voices for quality affordable housing in communities throughout Fresno County.

- Look within and outside the Housing Authority for emerging leaders who can articulate the importance of quality affordable housing.
- Engage residents through political candidate forums at public housing properties, to give residents a stronger voice in advocating for their needs.
- Staff and resident representation in several local advocacy groups including the National Alliance to End Homelessness, Council of Large Public Housing Authorities, National Association of Housing and Redevelopment Organizations, and No Place Like Home Advisory Committee.

Educate local, regional, and national audiences about housing needs in the Valley – and how those needs are both unique and typical of communities across California and the nation.

- Implement a strategic outreach program that uses a wide range of venues to ‘tell the story’ of the Housing Authority and its multi-faceted role in Fresno County and the Central Valley.
- Assemble, maintain, and disseminate accurate data that increases community understanding of the needs of people living in Fresno County.
- Consider staffing needs to do appropriate, effective data collection and research.
- Ensure that all volunteers understand the broad array of Housing Authority programs and impacts, beyond specific volunteer focus.

4: PARTNERSHIP

Collaborate to strengthen the Housing Authority’s ability to address the challenges facing Fresno communities.

Collaborate with other local organizations to develop a ‘data bank’ of information about issues impacting the community (including ‘stories,’ data, survey results, migration trends, etc.)

- Act as the lead for the Homeless Management Information System (HMIS), which is the local data bank for homelessness and the Point in Time Count.
- Data Sharing agreements with local school districts and hospitals.
- Utilize data to document and communicate/promote the Agency’s impact, resident stories and key information.
- Ensure that the data bank becomes a community resource for all organizations serving the populations addressed by the Housing Authority, serving as a supplemental source of quantitative and qualitative information.

Build alliances with appropriate community partners to increase access to education (early learning/pre-school through college), job training, social services, mental health, financial security, and economic opportunities – with the goal of empowering residents and program participants through increased financial stability and self-sufficiency.

- Publicize educational and employment opportunities.
- Work closely with local educational institutions (early education, K-12, community college, and university level) to ensure that the diverse needs of Fresno’s low-income populations are addressed, including Fresno County Library, Fresno City College, Fresno Unified, Sanger Unified, Central Unified and the Girls Scout.
- Pursue partnerships focusing on job training and employment/career opportunities, specifically designed to meet the needs of residents and participants.
- Support local Community Development Corporations to build the capacity of residents to drive the revitalization efforts of neighborhoods in Fresno.

Create unique pilot programs that build and strengthen partnerships locally and regionally, in order to catapult Fresno Housing Authority to prominence in the field.

- Create opportunities to promote upward economic mobility and wage progression using data, policy updates and refined systems of support for residents. Develop a specific pilot program encompassing some of the following areas: resident mobility, wage progression/section 3, and home ownership.
- Create programs that provide unique experiences for Housing Authority youth, including field trips, college visits, and other enrichment activities, including Summer Tech Camp, Boys & Girls Club, KREAD, Cradle to Career.
- Beyond programming for Housing Authority youth, determine potential for educational programs designed for adult Housing Authority participants, including Valley Apprenticeship Connections, FCC Construction Program, Sherwin-Williams Apprenticeship program.
- Develop appropriate enrichment programs for Housing Authority staff, including department-specific training programs and training staff.

Increase opportunities for homeless individuals and families to secure housing and to build stability by working in partnership with city, county, and other public, nonprofit, and for-profit organizations to build public will and support for the creation of sustainable, multi-faceted programs to decrease homelessness.

- Be consistent, intentional, and collaborative in the development of relationships with organizations and programs, including Street2Home, Built for Zero, 100k Homes Campaign, National Alliance to End Homelessness, 25 Cities Campaign and the first coordinated entry site, MAP Point.
- Act as the lead application for the local Continuum of Care.
- Build and administer supportive housing for hundreds of formerly homeless individuals

B.4

Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

Title VI of the Violence Against Women Act (VAWA) adds a new housing provision that establishes several categories of protected individuals. Under the law victims of domestic violence, dating violence, stalking, and victims of sexual assault are granted protections, and cannot be denied or terminated from housing or housing assistance because of activity that is directly related to domestic violence.

FH adopted the VAWA policy in accordance with the Violence Against Women Reauthorization Act of 2013 (VAWA) to help ensure that all actual and potential beneficiaries of its housing programs are aware of their rights under VAWA. The purpose of this policy is to reduce domestic violence, dating violence, sexual assault, and stalking and to prevent homelessness by:

- protecting the safety of victims;
- creating long-term housing solutions for victims;
- building collaborations among victim service providers; and
- assisting the PHA to respond appropriately to the violence while maintaining a safe environment for the PHA, employees, tenants, applicants, Housing Choice Voucher participants, and others.

GOALS AND OBJECTIVES

A. Maintaining compliance with all applicable legal requirements imposed by VAWA

B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault and stalking

C. Providing and maintaining housing opportunities for victims of domestic violence, dating violence, sexual assault and stalking

D. Creating and maintaining collaborative arrangements between FH, law enforcement authorities, victim service providers and others to promote the safety and well-being of victims of actual or threatened domestic violence, dating violence, sexual assault and stalking

E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, sexual assault and stalking affecting individuals assisted by FH programs.

This policy is incorporated into FH's "Admission and Continuing Occupancy Policy", and "Housing Choice Voucher Program Administrative Plan and applies to all PHA housing programs.

<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>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:</p> <ul style="list-style-type: none"> • Significant changes to tenant/resident admissions policies; • Significant changes to the tenant/resident screening policy; • Significant changes to public housing rent policies; • Significant changes to the organization of the public housing or HCV waiting lists; • Significant Changes in the use of replacement reserve funds under the Capital Fund Grant; • Non de-minims changes to the identification of public housing units and/or property that will be subject to demolition, disposition, designation, or conversion activities. <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; • Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; • Changes to the construction and rehabilitation plan for each approved RAD conversion; and • Changes to the financing structure for each approved RAD conversion
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>