

Fresno Housing's 2022 Agency Plan Frequently Asked Questions		
9/7/2021		
Homeownership Questions		Reference
Question: In the event that more than 5 families show interest and with only 5 homes available, how are the final participants selected from all qualified applicants?	Answer: Good question. We would have a lottery system to choose interested families. Families are qualified as they are drawn from the lottery. Once we find enough qualified applicants, we would stop drawing names.	PPT Resident Advisory Board Presentation
Question: Did FH recently reignite the HOP program? How would a person go about signing up?	Answer: We've had a Homeownership Program since the early 80s. In the 90s, it was at a peak, so we sold most homes during that time. HUD stopped renewing these programs overtime, and that's why the program is small now. We're currently updating the regulations that cover the program now. But before, there wasn't too much activity. When we do submit the new plan with new regulations to HUD, they will hopefully approve it, and from there we would open up the interest list. We would notify the public when the interest list is open. First on the list would be the Public Housing Families, then the HCV families, and so forth.	PPT Resident Advisory Board Presentation
Question: Why is the homeownership homes only in Sanger?	Answer: We do have two in the city of Fresno. Those in Sanger happen to be the remaining homes that we purchased in the 90s. I think they were spread out a little more back then. HUD doesn't allow new units to be added to the old Homeownership Program, so those 5 in Sanger have been in the program since the 90s. They are the remaining pieces from that time.	PPT Resident Advisory Board Presentation
Question: We were talking about the Homeownership Programs, does HUD do anything with the Habitat for Humanity?	Answer: We recently partnered with Habitat for Humanity on a home. I believe it was earlier this year, or late last year. However, HUD isn't very active in that space anymore. The Federal government has steered away from this space, and now it's more of a state or local procedure. We really only gain properties for our portfolio when it's through HUD, because that's where about 90% of our properties come from.	PPT Resident Advisory Board Presentation
Question: What are the sizes of the homes in Sanger?	Answer: All homes are 3 bedrooms, and they range in size from 1,300 sqft. to 2,000 sqft.	PPT Resident Advisory Board Presentation
Question: Going back to the Homeownership Program, I know you said we'll be approved through lenders, is that going to be a credit criteria to get approved for the homes? Or how do they approve you?	Answer: The lender would have their own process of qualifying, so that would include a credit check, income verification, rental history, etc. However, we do work with lenders that specialize in this area. So maybe if families have a lower credit score, or a first time homebuyer, they can have access to other first time homebuyer programs. For example, I mentioned we provide a 20% down payment assistance program. The lenders may also have some contacts with state programs, that may also help fill in some gaps. They specialize in families that may have a harder time qualifying for mortgages.	PPT Resident Advisory Board Presentation
Question: Being that FH has a 20% gift, is that going to be a gift of equity, or that going to be a second lien position?	Answer: It's going to be a second lien position. The HUD rule says if you sell the home within 5 years (and you gain a profit), there's a schedule that shows how much you have to pay FH from the profit. However, the down payment assistance is forgiven over the course of 10 years. So after 10 years, that second loan comes off, that lien is removed. If you sell within those 10 years, or you refinance, you would have to pay us a portion of the down payment assistance.	PPT Resident Advisory Board Presentation
Question: You mentioned the 5 Sanger homeownership homes have been there since 1990s and have had families move in and out of the homes since then. So funding was given for the same homes every family that has applied?	Answer: No, the program was a little bit different back then. Back then, the family would come on and we would calculate their rents, and it would be affordable to them. A certain amount of that payment would go towards a down payment reserve. So they may be there for several years, and they would accrue a reserve that would be used towards a down payment.	PPT Resident Advisory Board Presentation
Question: When you are doing this lottery to pick the families for the Homeownership Program, are you going to be looking at their income to see if they actually qualify?	Answer: One of the qualifications would be 60-80% of the area median income based on your family size... We do various verifications as well, such as income, family members/relationships, identity, background check; similar to if you were joining the PH program.	PPT Resident Advisory Board Presentation
Question: I know there's a process for the Homeownership Program, and you're barely submitting the plan, but within that plan, are you planning on rotating individuals to allow other families to have priority?	Answer: We don't expect rotating. We want our families in the PH and HCV program to be successful in home buying.	PPT Resident Advisory Board Presentation

<p>Question: Is there a specific date we can start applying to the Homeownership Program?</p>	<p>Answer: For now, we're still working on the updates for the Homeownership Program. Once we do get the updates approved by HUD, we will have more information on our website, so just keep an eye out.</p>	<p>PPT Resident Advisory Board Presentation</p>
<p>Question: Do you have plans to acquire any more properties once the new Homeownership Program is approved?</p>	<p>Answer: Currently, we plan to sell the homes we currently have (2 city homes, and 5 county homes). We do not have plans to acquire more homes after that.</p>	<p>PPT Resident Advisory Board Presentation</p>
<p>Question: So once those homes are sold, the Homeownership Program will not be available anymore?</p>	<p>Answer: Yes, correct. HUD has moved away from the Homeownership program as what it used to be. They would take a public housing contract and attach it to single family homes, which would allow us to operate a homeownership program. So these are last pieces of what our traditional Homeownership programs entailed. There are some potential opportunities in Southwest Fresno for a different type of Homeownership Program, and we've applied for funds. The next version of a potential Homeownership Program would be 2 years down the road, since HUD will be approving the new program early next year. This would entail newer homes to be a part of a project, but as that new program takes shape and we get more funding to do that, we'll continue to update you guys.</p>	<p>PPT Resident Advisory Board Presentation</p>
<p>Change in Rent Questions</p>		
<p>Question: Will there be an increase in payment standard?</p>	<p>Answer: We did increase effective April 1, 2021. HUD usually publishes Fair Market rents in August, and that is what drives the payment standard. FH is currently analyzing the payment standards now and it's something we can make effective as of October 1st. We do anticipate increasing the payment standard.</p>	<p>PPT Resident Advisory Board Presentation</p>
<p>Question: What is the new payment standard for a 3 bedroom voucher?</p>	<p>Answer: The 3 bedroom Payment Standard effective 10/1/2021 is \$1,767.</p>	<p>Email Inquiry</p>
<p>Rental Assistance Questions</p>		
<p>Question: Is FH still receiving grants that will assist those who were affected by the pandemic?</p>	<p>Answer: The majority of our grants came in the form of assistance with our HCV and PH programs. HUD did come out with an Emergency Housing Voucher program that we will implement soon. But I'm not sure if there's any that residents can directly apply for. A lot of the grants are only available to local cities or counties. For example, the Emergency Rental Assistance – Fresno Housing wasn't eligible to apply for it, but we could administer it on behalf of a city or county. However, we apply for anything we are eligible for. A good example is the Project Homekey Grants that were given to the cities and counties. We worked with the city to purchase and rehab motels.</p>	<p>PPT Resident Advisory Board Presentation</p>
<p>Question: How many properties accept Section 8?</p>	<p>Answer: We have a handful of properties that we own that take Section 8. If you're looking for a broader aspect of it, I would advise you to visit section8.com, and there's some great characteristics on that website right now.</p>	<p>PPT Resident Advisory Board Presentation</p>
<p>Other Questions</p>		
<p>Question: What are the Agency Plans and how do they affect me?</p>	<p>Answer: The Agency Plan informs HUD and the public of Public Housing Policies, operations, funding, asset management, and program activities in place or planned for meeting local housing needs and goals. The Administrative Plan is specific to the discretionary policies governing the administration of the Housing Choice Program. Admission & Continued Occupancy Policy (ACOP) is specific to the discretionary policies, governing the administration of the Low Income Public Housing Program.</p>	<p>Agency Plans webpage: http://fresnohousing.org/agencyplans</p>