

**Fresno Housing's 2023 Agency Plan Frequently Asked Questions**

9/9/2022

**Homeownership Questions** **Reference**

<p><b>Question:</b> I believe they was a program through Fresno Housing Authority called the Home Ownership Program but it ended around 2014. Is there any plans to restart this program?</p>	<p><b>Answer:</b> We're currently updating the regulations that cover the program now. When we do submit the new plan with new regulations to HUD, we will use that program to sell the remaining 5-7 Homeownership Program homes that are detailed in the Annual Plan.</p>	<p>PPT Resident Advisory Board Presentation</p>
---	---	---

<p><b>Question:</b> In the last meeting you mentioned that the homeownership program Section 32 will be reformulated and brought back sometime in 2023 do you have any details on who will qualify or anything regarding this program?</p>	<p><b>Answer:</b> We would open up the interest list. We would notify the public when the interest list is open. First priority will be given to current residents of the properties in the program, then Public Housing Families, then the HCV families, and so forth. 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. 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, 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. 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. We currently have two families who occupy two properties. The remaining five, in which we are looking to sell, are located in Sanger, CA.</p>	<p>PPT Resident Advisory Board Presentation</p>
--	--	---

**Administrative Plan Questions**

<p><b>Question:</b> Could you give a little more clarification on the revised "heartbeats per room" rule? Does the new change mean that every member of the home gets their own room?</p>	<p><b>Answer:</b> In our previous policy, we used to consider two heartbeats or "two persons" per bedroom regardless of age, sex, etc. What we've recently changed is that we are now looking at the head of household, co-head, and/or spouse would get their own bedroom (has not changed), but now we are looking at who that second person may be. For example, if that co-head happens to be the parent of the head of household, they wouldn't necessarily be required to share that room if they didn't want to. Now they have the option to where the head of household gets their own room, and the co-head gets their own room since they had indicated they did not want to share a room—however, two heart beats per room after that. To clarify the co-head doesn't always get their own bedroom. We look at the family composition on a case by case basis.</p>	
---	---	--

**Rental Assistance Questions**

<p><b>Question:</b> How do I get on the waitlist for Alegre Commons? And will it be lottery based?</p>	<p><b>Answer:</b> The first step for those interested in affordable housing programs is to complete an online application described in detail below for an open Interest List. Once the online process is complete, and individuals have applied for our Interest List the information submitted is reviewed by staff. Selection of individuals on the Interest List is based on a number of eligibility criteria, preferences, and a lottery draw system. If selected as an applicant for a specific property or program, individuals will be automatically placed on the waitlist and notified.</p>	<p>Public Comment/Office Hours</p>
--	---	------------------------------------

**Other Questions**

<p><b>Question:</b> What are the Agency Plans and how do they affect me?</p>	<p><b>Answer:</b> 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 &amp; Continued Occupancy Policy (ACOP) is specific to the discretionary policies, governing the administration of the Low Income Public Housing Program.</p>	<p>Public Comment/Office Hours Agency Plans webpage: <a href="http://fresnohousing.org/agencyplans">http://fresnohousing.org/agencyplans</a></p>
--	---	--

<b>Question:</b> When is Alegre Commons construction finished?	<b>Answer:</b> The Agency estimates construction completion in November/December of this year (2022).	Public Comment/Office Hours
---	--	-----------------------------