



Joint Meeting of the Boards of Commissioners Of Fresno Housing

July 23, 2024

5:00 P.M.

Fresno Housing

1260 Fulton St.

2nd Floor (Mosaic Conference Room)

Fresno, 93721



Meeting Book - Joint Meeting of the Boards of Commissioners Of Fresno Housing

1. Call to Order

2. Approval of the Agenda as Posted

The Boards of Commissioners may add an item to this agenda if, upon a two-thirds vote, the Boards of Commissioners find that there is a need for immediate action on the matter and the need came to the attention of the Authority after the posting of this agenda.

3. Public Comment and Presentations

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. The public will have an opportunity to speak on each specific item of business. Comments must be delivered in person or via teleconference when prompted by the chair and must pertain to the specific item of business being heard by the Boards. At the start of your presentation, please state your name and the topic you wish to speak on that is not on the agenda. Presentations are limited to a total of three (3) minutes per speaker.

4. Potential Conflicts of Interest

Any Commissioner who has a potential conflict of interest may now identify the item and recuse themselves from discussing and voting on the matter. (Gov. Code section 87105)

5. Governance Matters

a. CEO's Report - Presented by Tyrone Roderick Williams

CEOs Report

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b. Commissioner's Report

6. Consent Agenda

All Consent Agenda items are considered to be routine action items and will be enacted in one motion unless pulled by any member of the Boards of Commissioners or the public. There will be no separate discussion of these items unless requested, in which event the item will be removed from the Consent Agenda and considered following approval of the Consent Agenda.

a. Governance: Consideration of the Minutes of the Meeting for June 25, 2024

June 25, 2024-Joint Board Minutes

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b. Consideration of an Affordability Restrictive Covenant and Related Actions for Parkside Apartments

Board Memo - HAFC Parkside Restrictive Covenant

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County Resolution HAFC Parkside Restrictive Covenant

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7. Information Item

a. Update on Proposed Changes to the ACOP and Administrative Plan

Board Memo - 2025 Agency Plan Update

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A1 - 2025 Annual Plan -CA006 (50075-HP Pages 1-3)

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A2 - 2025 Annual Plan - CA028 (50075-HP Pages 1-3)

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B1 - Summary of 2025 Proposed Changes ACOP

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B2 - Summary of 2025 Proposed Changes ACOP (EXCEL)

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C1 - Summary of 2025 Proposed Changes HCV Admin Plan	42
C2 - Summary of 2025 Proposed Changes HCV Admin Plan (Excel)	44
2025 Agency Plans Presentation	57
b. ROSS Grant Information and Strategy	
Board Memo - ROSS Grant Information and Strategy	74
ROSS Grant Presentation	75
8. Action	
a. Consideration of Policy Regarding Board Member Attendance at Board Meetings via Teleconference	
Board Memo - Board Member Attendance at Meetings by Teleconference Policy	81
Board Member Attendance at Meetings by Teleconference Policy	82
City Resolution - Board Member Attendance at Meetings by Teleconference Policy	84
County Resolution - Board Member Attendance at Meetings by Teleconference Policy	85
Board Member Attendance at Meetings by Teleconference Policy Presentation	86
b. Adoption of the 2025-2030 Strategic Plan	
Board Memo - Adoption of the 2025-2030 Strategic Plan	92
Fresno Housing Strategic Plan	94
City Resolution - 2025-2030 Strategic Plan	96
County Resolution - 2025-2030 Strategic Plan	97
9. CLOSED SESSION	
a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS	
Property: 36200 Giffen Dr., Huron, CA 93234: APN: 075-091-25ST	
Agency Negotiator: Tyrone Roderick Williams	
Negotiating Parties: Fresno Housing & Forward Housing, Affordable Housing Development Corporation	
Under Negotiation: Price and Terms of Payment	
10. Adjournment	

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EXECUTIVE DIRECTOR'S REPORT

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Tyrone Roderick Williams

Chief Executive Officer

SUBJECT: CEO's REPORT

DATE: July 18, 2024

BOARD MEETING: July 23, 2024

AGENDA ITEM: 5a

AUTHOR: Various Staff

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.

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

Development Project Overview

Name of Property	Status/Type	Address	Total Units	Percent Complete
Avalon Commons Phase I (fka Chestnut/Alluvial)	Under Construction	7521 N. Chestnut Ave. Fresno, CA	60	68%
La Joya Commons Phase I (fka Firebaugh Family)	Under Construction Pending AHP Application	1501 Clyde Fannon Road Firebaugh, CA	68	44%
Manzanilla Commons (fka Step Up on 99/Motel 99)	Under Construction	1240 & 1280 Crystal Ave Fresno, CA	63	50.57%
Heritage Estates (fka Florence & Plumas)	City of Fresno PLHA and FHS Awarded FHLB AHP Awarded	146 E. Florence Ave. Fresno, CA	33	0%
Cordillera Commons Phase I (fka San Joaquin Commons)	Pre-Development HCD HOME Application Pending	Corner of West Colorado Avenue & 5th Street, San Joaquin, CA 93660	51	N/A
Parkside Inn/Golden State Triage	Pre-Development City of Fresno CDBG/HOME-ARP Awarded Pending CTCAC Application Pending AHP Application	1415 W. Olive Avenue, Fresno	39	N/A
North Fulton Development	Pre-Development IIG-C Contingent Award Pending City of Fresno Application	1302 Fulton Street, Fresno	TBD	N/A

Avalon Commons Phase II (<i>fka Chestnut/Alluvial</i>)	Pre-Development City of Fresno LHTF Awarded City of Fresno CDBG Awarded	7521 N. Chestnut Ave. Fresno, CA	45	N/A
La Joya Commons Phase II (<i>fka Firebaugh Family</i>)	Pre-Development HCD HOME Application Pending	1501 Clyde Fannon Road Firebaugh, CA	TBD	N/A
California Avenue Neighborhood	Pre-Development Planning CNI Awarded	Southwest Fresno - TBD	TBD	N/A

Project Highlights

A community event was held at Esperanza Commons on July 16, 2024 to welcome residents back to the development and present them with a welcome gift. It was well attended by residents and local elected officials.

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.

Efforts are ongoing and we will report on those items as outcomes are achieved.

PARTNERSHIP

Overview

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

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

Project	Organization	Role
The Arthur @ Blackstone (<i>fka Blackstone/Simpson</i>)	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
Avalon Commons Phase I (<i>fka Chestnut/Alluvial</i>)	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations

Project Homekey	City of Fresno Turning Point Fresno County	Partner in application to the Homekey program and operational funding to provide housing to populations most vulnerable to COVID-19
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MANAGEMENT GOALS

The goals of management include our efforts to stabilize, focus, and extend activities to meet the mandate of our mission through good decision making related to Sustainability (staffing, finances, effectiveness, evaluation, technology, facilities); Structure (governance); and Strategic Outreach (communications, image, visibility, public affairs, policy).

Human Resources

This we hosted two very important workshops. The first is Question, Persuade and Refer for Suicide Prevention training facilitated by Hinds Hospice Fresno Survivors of Suicide Loss. This workshop provided participating employees with information that will help them identify the warning signs of suicide. The second workshop is a Virtual Lunch-N-Learn titled “Mental Health and Wellness” led by Seng Lean Tang a Licensed Marriage and Family Therapist. This workshop provided valuable insights regarding risk factors for depression and anxiety along with coping skills, techniques and valuable resources.

Human Resources

The Human Resources department is in varying stages of conducting recruitments for the job titles noted below. Over the last month, 36 interviews have been conducted.

<u>Working Title</u>	<u>Internal/External</u>	<u>Vacancies</u>	<u>Department</u>
Community Manager	Internal	1	Property Management
Compliance Coordinator	Both	1	Property Management
Customer Service Assistant	Both	1	Housing Choice Voucher
Finance and Procurement Analyst	Both	1	Accounting/Finance
HQS Inspections Scheduler	Both	1	Housing Choice Voucher
Office Assistant-Inspections	Both	1	Housing Choice Voucher
Maintenance Technician	Both	1	Property Management
Senior Analyst-Resident Empowerment	Both	1	Resident Empowerment

The Human Resources department is proud to announce the following **new hires, promotions and transfers**:

Type	Date of Hire	Name	Title	Department
Promotion	6/24/2024	Latsany Souvannasane	HQS Inspections Scheduler	HCV
Promotion	6/24/2024	Kalynn Nickens	Client Services Specialist	HCV
New Hire	7/15/2024	Pedro Ruiz	Maintenance Technician	PMD

Sustainability

Build and maintain an innovative, engaged, visible, and sustainable organization, committed to its mission of providing housing for low-income populations.

Efforts are ongoing and we will report on those items as outcomes are achieved.

Structure

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

Efforts are ongoing and we will report on those items as outcomes are achieved.

Strategic Outreach

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

Efforts are ongoing and we will report on those items as outcomes are achieved.

Resident Empowerment

Summer at Your Library

In partnership with Fresno County Public Library, there were three Fresno Housing locations (Granada Commons, Oak Grove Commons and Legacy Commons) hosted a Summer at your Library literacy event. Families participated in fun activities, received free books from the Book Rich Environments (BRE) initiative and enjoyed a magic show or reptile show as entertainment.

Clovis Rotary – Summer Reading Program

The Clovis Rotary is sponsoring the Solivita Commons Summer Reading Program. Funds received are to engage youth in literacy activities to prevent Summer Reading Loss. Each class

session will focus on a book to read or guest readers. Each book will have activities developed that are link to what they have learned in the book. The program runs from July 16-24, 1pm-3pm with a celebration on July 25th from 3pm-5pm. The Literacy Celebration will include their families, food, fun activities, and entertainment from Lance the Magician.

In additional to the Summer Literacy program the following sites will also host reading programs focusing on a book per session. Activities are being hosted all month long where youth will receive a reading log to track minutes and number of pages, they read this summer.

Monday's – Villa Del Mar – 9am -11am

Tuesday's – Alegre Commons – 9am -11am and Cueva De Oso – 10am-12pm

Tech Connect

Funded by the California Public Utilities Commission (CPUC), the 8th Annual TechConnect began at Solivita Commons. The first cohort of 21 students completed the camp that was facilitated by CMAC. Students learned Digital Media, Filmmaking, and Short Film Development. All students that complete the 18-hour course will receive a new Apple iPad, Camp T-shirt, and a certificate of completion.

Youth Locations	Dates	Times
Mariposa Commons 1011 W. Atchison Ave., Fresno	T-W-Th (July 16th - July 25th) Showcase 7/25 – 2:30pm – 4pm	1:00pm -4:00pm
Parc Grove Commons 2674 E. Clinton Ave., Fresno	T-W-Th (July 30 - August 8th) Showcase 8/8 – 2:30pm – 4pm	1:00pm -4:00pm

Fresno Unified's Expanded Learning Opportunities Program

The following programs are funded through FUSD's Expanded Learning Opportunities program.

Clay Sculpting Camp

Educational Leadership Foundation (ELF) is hosting a Clay Sculpting Camp at Parc Grove Commons. Students TK-3rd grade will discover Mexican pottery, make sculptures and explore themed projects. Currently there is our daily AM/PM Sessions: 8am – 12:00pm and 1:00pm – 5:00pm. Each week a new cohort participates in the program running from July 8 – July 26th.

Young Chefs Crew

Fresno Metro Ministry is hosting its Young Chef's Crew at Yosemite Village, where youth 4th-8th grade get to discover new foods, learn about healthy eating, how to cook their own meals and learn kitchen safety. The program runs daily Monday-Friday 1:00pm -5:00pm from July 8th – July 26th, with each week a new cohort participates in the program.

Mindful Minute & Chair Yoga

Calfresh is hosting a 4-week program which offers residents a serene and accessible way to integrate mindfulness and gentle movement into daily routines, especially for those with

limited mobility. Following the mindful minute activity, the instructor will lead residents on some simple chair yoga movements to strengthen their body, promoting relaxation and mental clarity.

Legacy Commons - Mondays – July 1, 15, 22, 29 – 10am - 12pm

Finance and Accounting

Efforts are ongoing and we will report on those items as outcomes are achieved.

Property Management

FRESNO HOUSING PORTFOLIO - MANAGED ASSETS, 06/01/2024-06/30/2024			
	Total No. of Units	Total Vacant	Current Occupancy
CITY OF FRESNO			
City of Fresno	1391	50	96.46%
COUNTY OF FRESNO			
County of Fresno	1377	76	94.48%
COUNTY OF FRESNO - SEASONAL			
Seasonal Properties	194	16	92.78%

Property Management Staff will be hosting National Night out events at several locations throughout the portfolio. National Night Out is an annual community-building campaign that promotes police-community partnerships and brings together residents and local partners to foster a sense of community and mutual respect. The events will take place on Tuesday, August 6th in Selma, Sanger, Fowler, Orange Cove, Parlier, Huron, Kerman, Mendota, Firebaugh, Fresno, and Pinedale. Staff from several departments have volunteered to help host that evening.

On July 16, we hosted an event at Esperanza Commons in Mendota to welcome our returning families back to their newly renovated apartment homes. We had several elected officials represented at the event and great food provided by a local restaurant. All families received a welcome home gift during the event.

On June 26th, we held an in-person training for our entire Maintenance Team. Our new Maintenance and Capital Improvements Manager, Sabas Martinez, got to know the team and went over basic troubleshooting steps for electrical and air conditioning issues. It was a great event and we hope the first of many.

Innovation Technology and Information Systems

Efforts are ongoing and we will report on those items as outcomes are achieved.

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

Tuesday, June 25, 2024

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, June 25, 2024, at 1260 Fulton St., Fresno, CA. The public was able to join in person and via teleconference.

1. The regular joint meeting was called to order at 5:05 p.m. by Vice Chair, Commissioner Williams of the Board of Commissioners of the Housing Authority of the City of Fresno. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT: Sharon Williams, Vice Chair
Emogene Nelson
Isaiah Green
Ruby Yanez
Paul Idsvoog

ABSENT: Adrian Jones, Chair
Areli Rios

The regular joint meeting was called to order at 5:05 p.m. by Board Chair, Commissioner Catalano, of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT: Cary Catalano, Chair
Valori Gallaher, Vice Chair
Joey Fuentes
Sophia Ramos
Amadeo Garcia

ABSENT: Kyle Chaney

Also, in attendance were the following: Ken Price, Baker Manock, and Jensen - General Counsel

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

COUNTY MOTION: *Commissioner Gallaher moved, seconded by Commissioner Ramos to approve the agenda as posted.*

MOTION PASSED: 5 – 0

CITY MOTION: *Commissioner Green moved, seconded by Commissioner Yanez to approve the agenda as posted.*

MOTION PASSED: 5– 0

- There was no public comment.

3. PUBLIC COMMENT AND PRESENTATIONS

- Ms. Brandi Nuse-Villegas, a member of the public, submitted her public comment via email (attached)- Ms. Brandi Nuse-Villegas shared her concerns about residents being unfairly exited, lack of affordable housing, and staff not being consistent with how the rules are applied. Ms. Brandi acknowledged awareness of the housing crisis and asked that Fresno Housing is doing its best. Exiting clients back onto the street after 90 days is something Ms. Brandi asked that Fresno Housing change or do away with altogether. She is asking for a more equitable system.

4. POTENTIAL CONFLICTS OF INTEREST

- There were no conflicts of interest.

5. GOVERNANCE MATTERS

- a. CEO's Report – Presented by Tyrone Roderick Williams, CEO.

In addition to the written report, Mr. Williams shared:

- The bureau is looking nationally at the federal policy regarding rental agreements and landlord's fees and charges and how often they can be assessed.

- Mr. Williams sits on the Affordable Housing Advisory Council and had the opportunity, to welcome Alana McCargo to the Federal Home Loan Bank of SF.
- Fresno Housing has 2 projects that have been funded by the Affordable Housing Program. Heritage Estates received a grant for \$611,000.00 and La Joya Commons received a grant for 1 million dollars.
- The new budget came out and affordable housing took a hit of about 1 billion dollars. State low-income housing tax credit was allocated over 500 million dollars.
- On August 23rd, at the Painted Table, we will host the first annual State of Affordable Housing event.
- Fresno will be the host city for the NAHRO Regional meeting in 2025. This will be a first for Fresno.
- Mr. Williams, along with the Board Chairs will be attending the NAHRO Summer Symposium Conference, hosted in Chicago on July 11th-12th.

There was no public comment.

b. Commissioners' report - Presented by Cary Catalano

- Commissioner Green thanked the board and staff that attended the EOC event and he also thanked Christine Stokes-Johnson for all of her work and is excited about the NAHRO Conference being hosted locally, in Fresno, Ca.
- Commissioner Ramos thanked Commissioner Green for the invitation to the event hosted by EOC. Commissioner Ramos also shared she went over to Parc Grove and also supported the EOC Food Bus which was an awesome experience.
- Chair Catalano along with the board members and Fresno Housing staff wished Commissioner Garcia a Happy Birthday!!

6. CONSENT AGENDA

- a. Governance: Consideration of the Minutes for the Joint Regular Board Meeting on May 28, 2024.
Approval of the minutes of the Board Meeting
- b. Consideration of California Tax Credit Application Committee Application and Funding Request for Parkside Inn Phase I
- c. Consideration of California Tax Credit Application Committee Application and Funding Request for Avalon Commons II
- d. Consideration of an Update to the Attendance and Tardiness Policy

*Joint Board Meeting
Action Minutes: 6.25.24 Minutes
Adopted:*

- e. Consideration of an Update to the Medical Leave and Disability Insurance Policy

Public Comment

Chair Catalano requested items C and D be pulled from the Consent Agenda

COUNTY MOTION: *Commissioner Gallaher moved, seconded by Commissioner Garcia to approve the consent agenda.*

MOTION PASSED: 5 – 0

CITY MOTION: *Commissioner Green moved, seconded by Commissioner Nelson to approve the consent agenda.*

MOTION PASSED: 5– 0

Chair Catalano wanted to gain clarity on items C and D. Jeff Cardell, Director of Human Resources responded.

- c. Consideration of California Tax Credit Application Committee Application and Funding Request for Avalon Commons II

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Gallaher to approve item c from the consent agenda.*

MOTION PASSED: 5 – 0

CITY MOTION: *Commissioner Green moved, seconded by Commissioner Idsvoog to approve item c from the consent agenda.*

MOTION PASSED: 5 – 0

- d. Consideration of an Update to the Attendance and Tardiness Policy

COUNTY MOTION: Commissioner Ramos moved, seconded by Commissioner Fuentes to approve item d from the consent agenda.

MOTION PASSED: 5 – 0

CITY MOTION: Commissioner Green moved, seconded by Commissioner Yanez to approve item d from the consent agenda.

MOTION PASSED: 5 – 0

7. INFORMATION ITEM

- a. Update on Annual Plan/Admissions & Continued Occupancy Policy (ACOP) Timeline

Stephanie Moreira, Compliance Manager, presented on this item

- b. Review and Feedback on Key Elements of the Draft Strategic Plan

Tyrone Roderick Williams, CEO, presented on this item

- c. Mixed Finance and Waterfall Update

Michael Duarte, Chief Real Estate Officer, Tammy Townsend, Executive Deputy Director, and Crystal Cox, Finance Manager, presented on this item

8. Action

- a. Consideration of Project-Based Voucher Issuance

CITY MOTION: Commissioner Idsvoog moved, seconded by Commissioner Green to approve the Consideration of Project-Based Voucher Issuance.

MOTION PASSED: 5 – 0

COUNTY MOTION: Commissioner Ramos moved, seconded by Commissioner Gallaher to approve the Consideration of Project-Based Voucher Issuance.

MOTION PASSED: 5 – 0

- b. Consideration of an Agreement with Keenan and Associates for Benefit Services

Joint Board Meeting
Action Minutes: 6.25.24 Minutes
Adopted:

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Nelson to approve the Consideration of an Agreement with Keenan and Associates for Benefit Services.*

MOTION PASSED: 5 – 0

COUNTY MOTION: *Commissioner Garcia moved, seconded by Commissioner Fuentes to approve the Consideration of an Agreement with Keenan and Associates for Benefit Services.*

MOTION PASSED: 5 – 0

9. **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 6:45 p.m.

Tyrone Roderick Williams, Secretary to the Boards of Commissioners

From: Brandi Nuse-Villegas <brandiangela78@gmail.com>

Sent: Tuesday, June 25, 2024 2:40 PM

To: ExecutiveOffice <ExecutiveOffice@hafresno.org>

Subject: Public comment, not agendized

You don't often get email from brandiangela78@gmail.com. [Learn why this is important](#)

Dear board,

I appreciate that the board is taking seriously the concerns of our unhoused community in the shelters and taking steps to ensure fair and equitable treatment.

I want to ask that the board consider the issue of exits as well as the concerns about adequate wrap around services.

Regarding the later, many people I have spoken to have said that despite their efforts to do whatever they need to do, they aren't getting sufficient assistance and are having inadequate contact with their case workers. It would be beneficial for there to be more investment in more caseworkers.

The plan with Turning Point was the ability to submit grievances. I ask that the Fresno Housing Board also see these to ensure oversight.

As well, one of the major concerns is unfair exits from the shelter and inconsistent application of rules by staff. If someone is unfairly exited, they will have no means to submit a grievance or at the very least, it will be too late for them if a complaint is filed. I ask for a more equitable system of considering exits and, as much is possible, focus on avoiding exits

As well, the shelters are now exiting people after 90 days and exiting people who have been there for much longer. We are aware that a major issue with exiting people into permanent housing is that there is a distinct lack of housing options. Fresno was flagged by the state for an inadequate Housing element, essentially failing to meet the goals for anything but high income housing and Fresno has had one of the highest spikes in rent. This has not only made low and very low income particularly scarce, but have pushed people in median income brackets to rent what would have been lower income and those in lower incomes to rent very low, etc. A report within the last year noted that lack of affordable housing is the number one cause of homelessness in California. We are all aware of this issue and I am grateful for every affordable housing complex that Fresno Housing opens.

However, the problem we are experiencing is that those who are in the shelters are returning to the streets. It's crushing for all those who finally got into the shelters in hopes they will get into housing form there to be back at square one. While I know that there are many who need shelter, I ask that Fresno Housing look into this and stop exits onto the streets where possible. The 90 day limit is especially unrealistic as it takes time to become housing ready and then finding an opening that pops up takes time. Our folks need the help, through time and services, to get into housing. One disabled

Joint Board Meeting

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Adopted:

woman I know was just exited and when I saw her, the first thing she said is “I’m tired.” That seems to be the feeling of so many people and in a special way for those who were in shelters but have to start over.
Thank you for your time.

CAUTION: This email originated from outside of Fresno Housing's network. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to spam@fresnohousing.org for additional analysis.

*Joint Board Meeting
Action Minutes: 6.25.24 Minutes
Adopted:*

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 07/23/2024
AGENDA ITEM: 6b
SUBJECT: Authorization to Approve Loan and Restrictive Use Covenant Related to Parkside Apartments in Huron, CA

AUTHOR: Jazmin Gallardo
DEPARTMENT: Real Estate Development
MEMO DATE: 07/17/2024

Executive Summary

The purpose of this Board memo is to request certain approvals from the Boards of Commissioners related to the sale and preservation of Parkside Apartments (the “Property”). The subject Property is located at 36200 Giffen Dr, Huron, California. Staff is requesting authorization to provide a loan and record a restrictive use covenant pertaining to Parkside Apartments. The restrictive use agreement will ensure the affordability is preserved at the property. The project was constructed in 1979 and consists of 50 units of affordable multi-family housing, and is commonly known as “Parkside Apartments”.

Silvercrest, Inc., IDEAL, and Forward Housing have entered into a limited partnership, Parkside JV LP (the “Partnership”) to acquire the Parkside Apartments from Fresno Housing (FH). Fresno Housing has previously approved entering into a Purchase and Sale Agreement to sell the Property to the newly formed partnership, which includes Silvercrest, Inc as the Managing General Partner. It is recommended that FH be a lender to the Partnership in the amount of \$1,000 in order to allow the Property to qualify for a welfare tax exemption.

As part of the process of obtaining a Welfare Tax Exemption from the Fresno County Assessor’s Office, it is required that the Agency submit proof of a recorded use restriction “by a recorded regulatory agreement or recorded deed restriction or other legal document” (BOE-267-L: Section 3. Government Financing or Tax Credits; Use Restriction).

The purpose of this memo is to request that the Board of Commissioners adopt and approve the resolution authorizing FH to provide a loan and to record a restrictive use covenant for Parkside Apartments.

Fiscal Impact

The propose action includes a loan of \$1,000 to the partnership. Said loan will assist in obtaining Welfare Tax Exemptions on the property.

Recommendation

FRESNO HOUSING

It is recommended that the Board of Commissioners of the Housing Authority of Fresno County, California adopt and approve the attached resolution authorizing a loan to Parkside JV LP of \$1,000 and the recordation of restrictive covenants for Parkside Apartments, and authorize the Chief Executive Officer, Tyrone Roderick Williams, the Deputy Executive Director, Tammy Townsend, Michael Duarte, Chief Real Estate Officer, and/or their designees to negotiate and execute all ancillary documents in connection therewith.

RESOLUTION NO: _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY, CALIFORNIA

A RESOLUTION AUTHORIZING ENTERING INTO A LOAN FROM THE HOUSING AUTHORITY OF FRESNO COUNTY, THE EXECUTION AND DELIVERY OF DOCUMENTS, THE RECORDATION OF RESTRICTIVE COVENANTS FOR PARKSIDE APARTMENTS BY THE HOUSING AUTHORITY OF FRESNO COUNTY, CALIFORNIA, AND PROVIDING FOR OTHER MATTERS RELATED THERETO

WHEREAS, the mission of the Housing Authority of Fresno County, CA (“HAFC”) is to create and preserve affordable housing opportunities; and

WHEREAS, HAFC is authorized, among other things, to enter into partnership agreements and to finance, plan, undertake, construct, acquire and operate housing projects; and

WHEREAS, The Parkside Apartments complex is located at 36200 Giffen Drive in the City of Huron, CA 93234 (APN 075-091-25), and consists of 50 units of affordable multi-family housing, and to be commonly known as “**Parkside Apartments**”; and

WHEREAS, Silvercrest, Inc., IDEAL, and Forward Housing have entered into a limited partnership agreement, Parkside JV LP (the “**Partnership**”), for the acquisition and preservation of Parkside Apartments. HAFC is prepared to provide a loan in the amount of One Thousand and 0/100 Dollars (\$1,000.00) to the Partnership; and

WHEREAS, to maintain affordability on the property and achieve welfare tax exemption status, it is necessary that the Housing Authority of Fresno County record restrictive covenants for Parkside Apartments; and

WHEREAS, the HAFC wishes to ratify and confirm all actions of the HAFC and its officers prior to the date hereof and consistent with the terms of this resolution and to authorize such actions subsequent to the date hereof.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California do hereby authorize entering into a Loan, the execution and delivery of recorded restrictive covenants for the purposes described herein, and further authorize Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, Michael Duarte, Chief Real Estate Officer, and/or their respective designees

to negotiate and execute any and all related documents necessary or desirable to consummate such amendment.

The Board of Directors of the Housing Authority of Fresno County, California do hereby:

1. Authorize HAFC to enter into a loan to Parkside JV LP; and
2. Authorize the recordation of restrictive covenants for Parkside Apartments; and
3. Authorize Tyrone Roderick Williams, as Chief Executive Officer, Tammy Townsend, as Deputy Executive Officer, Michael Duarte, as Chief Real Estate Officer, or their respective designees to execute documents on behalf of HAFC for the purposes described in this Resolution; and
4. Provide for other matters related thereto

PASSED AND ADOPTED THIS 23RD day of JULY, 2024. 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:

Tyrone Roderick Williams, Chief Executive Officer

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 07/23/2024
AGENDA ITEM: 7A
SUBJECT: 2025 Agency Plan Update

AUTHOR: Hilda Reeves
DEPARTMENT: Property Management
MEMO DATE: 07/08/2024

Executive Summary

The purpose of this memo is to provide the Boards of Commissioners with materials that will facilitate the review of the proposed changes to the 2025 Agency Plans. As reported to the Board at the June Boards of Commissioners meeting, the Agency is in the process of completing the required annual updates to these Agency Plans. The Agency Plans consist of the three prevailing policies and administrative documents that govern our major programs, including the Annual Plans, the Administrative Plans, and the Admissions and Occupancy Policies (ACOP). Both the County and City Public Housing Authorities (PHAs) have one of each of the documents below:

- The PHA Annual Plans: Updates to the Five-Year Plan are submitted every year outlining progress on activities for the PHA, including additional information on those plans and adding new activities. The Annual Plan also includes a summary of significant changes outlined in the Administrative Plans and Admissions & Continued Occupancy Plans. Note: Asset Management and Development activities are only included in the Five-Year PHA Plan, with updates noted in the PHA Annual Plan documents.
- The Administrative Plans encompass and clarify the policies applicable to the administration of the Housing Choice Voucher Program (HCV).
- The Admissions & Continued Occupancy Policies (ACOP) encompass and clarify the policies applicable to the Low-income Public Housing Programs (LIPH).

Process and Timeline

The process and timeline for completing the review, discussions, public notice and hearing, and adoption of the changes to these plans are as follows:

- June 25: Present Timeline to the Boards of Commissioners
- July 23: Present proposed changes and accept Board feedback before posting for public comment.

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- July 29: Official Public Comment Period begins. All documents will be available on the FH website for official public comment from July 29, 2024, through September 12, 2024, for the 45-day HUD-required comment period outlined.
- August 7: Public Housing Resident Advisory Board (RAB) Meeting
- August 8: Housing Choice Voucher Resident Advisory Board (RAB) Meeting
- August 27: A public hearing will take place during the August Board Meeting where we will be available to receive public comment. We will also provide an update on comments received so far.
- September 5: Public Housing Resident Advisory Board (RAB) Meeting
- September 6: Housing Choice Voucher Resident Advisory Board (RAB) Meeting
- September 12: Official 45-day Public Comment period closes.
- September 24: An agenda will allow for presentation of comments, additional Board discussion, and Board Adoption.
- October 17: Final submission required to HUD.

45-Day Comment Period

The 45-day public comment period for the PHA Agency Plans is announced in the Fresno Bee, FH social media platforms, and the FH website. The notice instructs the public on how they may access, review, and comment on the proposed plans. Staff will meet with the Resident Advisory Boards (RAB), and additional meetings are scheduled to discuss proposed amendments to the Plans. Comments received from the public and the RABs are presented to the Commissioners throughout the process, with a final deadline for comments on September 12, 2024. The Commissioners will be asked to adopt the 2025 PHA Agency Plans at the September board meeting for submission to HUD by October 17, 2024.

Documents for Review

The staff has prepared a variety of documents/tools to assist the Boards and the public in reviewing the above documents and proposed changes. The changes are color-coded throughout the set of documents. The colors represent the following:

- **Green:** Regulatory changes required by HUD.
- **Yellow:** Significant changes that impact the eligibility and admissions policies of the programs as delineated by HUD.
- **Blue:** Recommendations by Staff which the Agency has discretion at the local level, permitted by HUD, and can be adopted by the Boards of Commissioners.

Documents Attached in Packet

- **Summary of Proposed Changes to Admin Plan and ACOP:** This is a summary of all material changes to the plans that include all changes required by HUD, all significant changes to the Plan (which impact the eligibility and admissions policies of the programs), and changes recommended by staff that are discretionary at the local level. The summary

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also provides context for why the changes are being recommended. To review the full 2025 Admin Plan and ACOP, please follow the link provided below.

- **Excel Spreadsheets for the Admin Plan and the ACOP:** These provide more detail and reference the current language in the plans and the recommended changes. The document is an easy reference to the specific language in the 2025 documents and the proposed 2025 language without having to refer to the plans, each of which is several hundred pages long. In some instances where there are extensive revisions, the current and proposed policy will be explained.
- **Links to the Draft Annual Plans, Draft Administrative Plans, and Draft ACOPs:** Links have been provided to the documents so that the Commissioners and the public can access the source documents.

NOTE

Please follow the link to view the attachments: <https://fresnohousing.org/about-us/plans-policies/>

ATTACHMENTS

Annual Plans

- Attachment A1 – 2025 Annual Plan – Housing Authority of the City of Fresno (Draft)
- Attachment A2 – 2025 Annual Plan – Housing Authority of Fresno County (Draft)

Administrative Plans

- Attachment B1 – Summary of 2025 Proposed Changes ACOP (Draft)
- Attachment B2 – Summary of 2025 Proposed Changes ACOP (Excel)
- Attachment B3 – 2025 ACOP – Housing Authority of the City of Fresno (Draft)
- Attachment B4 – 2025 ACOP – Housing Authority of Fresno County (Draft)

Admissions and Continued Occupancy Policies (ACOPs)

- Attachment C1 – Summary of 2025 Proposed Changes HCV Admin Plan (Draft)
- Attachment C2 – Summary of 2025 Proposed Changes HCV Admin Plan (Excel)
- Attachment C3 – 2025 Administrative Plan – Housing Authority of the City of Fresno (Draft)
- Attachment C4 – 2025 Administrative Plan – Housing Authority of Fresno County (Draft)

Recommendations

This item is informational. No action is necessary.

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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, including changes to these policies, 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. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small 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 the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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> PHA Name: <u>Housing Authority of City of Fresno</u> PHA Code: <u>CA006</u> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/01/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>451*</u> Number of Housing Choice Vouchers (HCVs) <u>7,412</u> Total Combined <u>7,874</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission *327 Public Housing, 122 ACC/Tax Credit (2HOP) </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 of 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> Public Document Location: https://fresnohousing.org/about-us/plans-policies/ </p>

<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
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. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

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.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

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

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

See Attachment 1.

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

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- 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).

	<p>(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.</p> <p>See Attachment 2.</p>
<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>See Attachment 3.</p>
<p>B.4.</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>See Attachment 3.</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) 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>

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
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- Financial Resources.
- Rent Determination.
- Homeownership Programs.
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- Significant Amendment/Modification

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- 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).

	<p>(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.</p> <p>See Attachment 2.</p>
<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>See Attachment 3.</p>
<p>B.4.</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>See Attachment 3.</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) 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>

Proposed Summary of Changes
2025 Admissions and Continued Occupancy Policy (ACOP)
City and County
Effective January 1, 2025

Below is a summary of changes to be incorporated into the 2025 Admissions and Continued Occupancy Policy (ACOP). The changes in **Green** text represent HUD regulation and/or regulatory changes mandated per HUD's Public and Indian Housing (PIH) Notices or regulatory changes. The changes highlighted in **Yellow** represent significant proposed changes. Changes in **Blue** represent additional changes suggested by staff. Staff recommendations are discretionary at the local level, permitted by HUD, and can be adopted by the Boards of Commissioners. Changes in **Orange** will later represent additional changes received during the comment period. *These recommendations may change during Public Comment.*

Significant Change

N/A

Staff Recommendation – Blue

Chapter 6

1. **Family members confined for medical reasons**-Clarified verification of permanent confinement.

Chapter 7

2. **Section 7.2.7 Verification of Income (Business and Self Employment Income)** – Added language to clarify how verification of Business and Self Employment income will be verified. This includes “gig employment” such as Uber, Lyft or DoorDash.

Chapter 9

3. **Section Part IV: Recalculating residents rent**- clarified section.

Chapter16

4. **Section 16.4.2 Repayment Policy**-clarified to state when entering into a repayment agreement the family must pay all currently monthly rent on time in addition to the repayment amount which should not exceed 40% of the family's monthly adjusted income

Required Changes – Green

Required Changes-HOTMA

1. **Section 3.4.1- Definitions of Family and Household Members-** HOTMA. Updated the definition of Single person to include 16-year-old who is homeless or at risk of becoming homeless.
2. **Section 3.4.16-Foster Children and Foster Adults-** HOTMA –updated definition of foster adult term to be unable to live alone and foster child is described by legal decree or by placement of an authorized agency.
3. **Section 3.5.19 Restriction on Assistance based on Assets-** HOTMA Added this section to chapter 3 of the ACOP and removed it from chapter 6.2.8.
4. **Section 6.2.3 - De Minimis Errors-** HOTMA – updated to clarify that tenants will have the option to receive a check or rent credit if they are overcharged rent as a result of De Minimis error.
5. **Section 6.2.8 Student Financial Assistance-** HOTMA – updated this section to include the two different types of student financial assistance and specify those that are excluded from annual income and those that are subject to the excess rules.
6. **Section 6.2.9 Periodic Payments-** HOTMA Added definition of Periodic Payments per notice PIH 2023-27.
7. **Section 6.2.9 Lump-Sum Payments for the Delayed Start of Periodic Payment –** HOTMA Added definition of Lump-Sum Payments for the delayed start of periodic payments per notice PIH 2023-27.
8. **Section 6.3.2 Types of Assets (Checking Account)-** HOTMA, in determining the value of a checking account FH will use the current balance instead of average six months.
9. **Section 6.3.2 Types of Assets (Trust)-** - HOTMA – Updated language to align with HOTMA. Clarifies how to count revocable and irrevocable trust.
10. **Section 6.3.2 Types of Assets (Necessary and Non-Necessary Personal Property)** HOTMA, updated the definition of Necessary and Non-Necessary personal property.
11. **Section 6.3.2 Types of Assets (Life Insurance)** – HOTMA, updated language to align with HOTMA. Clarifies how to calculate cash value of whole life or universal life.

12. [Section 6.3.2 Types of Assets \(Tax Refunds\)](#) – HOTMA, clarifies that all amounts received by family in the form of federal tax refunds or refundable tax credits are excluded from family’s net assets for a period of 12 months after receipt.
13. [Section 7.2.1 Family Consent to Release of Information \(Form HUD 9886\)](#) – HOTMA, clarified that form HUD 9886 only needs to be signed once unless any of the following circumstance occur: When a person 18 years or older becomes a member of the family, when a current member of the family turns 18 or as required by HUD or Fresno Housing.
14. [Section 7.2.2-Safe Harbor](#)-HOTMA, added this to chapter 7 of the ACOP and removed it from chapter 6.2.4.
15. [Section 7.2.4 HUD’s Verification Hierarchy](#)-HOTMA, updated Hierarchy chart, Hierarchy Level 4 updated to include Tenant provided documents and EIV + Self certification and Level 1 from resident declaration to Self-Certification. All verification levels clarified according to PIH notice 2023-27
16. [Section 7.2.6 Verification of Income \(Nonrecurring Income\)](#)-HOTMA, defines nonrecurring income as income that will not be repeated 12 months following the effective date of the certification.
17. [Section 7.3.4 Verification of Social Security Numbers](#)-HOTMA, updated to allow for self-certification along with a third-party document showing applicants name printed on it when applicant is unable to provide required SSN documentation.
18. [Section 9.1 Introduction](#)- HOTMA, added Part V: Non-Interim Reexamination Transactions. Language added to list all transactions that will not require an interim.
19. [9.4.1 Reporting Interim Changes](#)-HOTMA, added interim requirements for Public Housing over-income families.

Item	Chapter	Chapter/Section	Current Policy	Proposed Change	Department	Category	Board Discussion	Rationale for Change
1	2	2.2.2		Added 'age'	PMD	Clarification Change	YES	One of the protected classes 'age' was
2	2	2.3.2		grammar and added missing bullet	PMD	Clarification Change	YES	Grammar correction
3	2	2.3.7		Bolded	PMD	Clarification Change	YES	
4	3	3.4.1	•A single person, who may be an elderly person, displaced person, disabled person, near-elderly person, or any other single person	single person, who may be an elderly person, displaced person, disabled person, near-elderly person, or any other single person; or an otherwise eligible youth who has attained at least 18 years of age and not more than 24 years of age and who has left foster care, or will leave foster care within 90 days, in accordance with a transition plan described	PMD	HUD Mandatory	YES	HOTMA
5	3	3.4.16	Foster adults are usually persons with disabilities, unrelated to the resident family, who are unable to live alone [24 CFR 5.609(c)(2)].	A Foster Adult is a member of the household who is 18 years of age or older and meets the definition of a foster adult under state law. In general, a foster adult is a person who is 18 years of age or older, is unable to live independently due to a debilitating physical or mental condition, and is placed with the family by an authorized placement agency or by judgment, decree, or other order of any court of competent jurisdiction.	PMD	HUD Mandatory	YES	HOTMA
6	3	3.4.16	A foster child is a child that is in the legal guardianship or custody of a state, county, or private adoption or foster care agency, yet is cared for by foster parents in their own homes, under some kind of short-term or long-term foster care arrangement with the custodial agency.	A Foster Child is a member of the household who meets the definition of a foster child under state law. In general, a foster child is placed with the family by an authorized placement agency (e.g., public child welfare agency) or by judgment, decree, or other order of any court of competent jurisdiction.		HUD Mandatory	YES	HOTMA
7	3	3.5.19	Restriction on Assistance based on Assets	Added this section to chapter 3 of the ACOP and removed it from chapter 6.2.8.	PMD	Clarification Change	YES	HOTMA
8	6	6.1	The accurate calculation of Annual Income and Adjusted Income ensures that families are not paying more or less money for rent than their obligation under the regulations. This chapter defines the allowable deductions from gross Annual Income and how the presence or absence of household members may affect the Total Tenant Payment (TTP). Income and TTP are calculated in accordance with 24 CFR Part 5, Subpart F and further instructions set forth in HUD Notices, Memoranda and Addenda. However, the QHWRRA now gives FH broader flexibility to define terms and to develop standards in order to assure consistent application of the various factors that relate to the determination of TTP. Part I: Annual Income. HUD regulations specify the sources of income to include and exclude to arrive at a family's annual income. These requirements and FH policies for calculating annual income are found in Part I. Part II: Adjusted Income. Once annual income has been established, HUD regulations require FH to subtract from annual income any of five the mandatory deductions for which a family qualifies. These requirements and FH policies for calculating adjusted income are found in Part II. Part III: Calculating Rent. This part describes the statutory formula for calculating total tenant payment (TTP), the use of utility allowances, and the methodology for determining family rent payment. Also included here are flat rents, method of prorating assistance for mixed family's, and the family's choice in rents, including mixed family rent when TTP is higher than public housing flat rent.	A family's annual income is used to determine their income eligibility for the public housing program and is also used to calculate the amount of the family's rent payment. Fresno Housing will use the policies and methods described in this chapter to ensure that only eligible families receive assistance and that no family pays more or less than its obligation under the regulations. This chapter describes HUD regulations and Fresno Housing policies related to these topics in four parts as follows: <i>Part I</i> : Annual Income. HUD regulations specify the sources of income which are excluded from the family's annual income. These requirements and FH policies for calculating annual income are found in Part I. <i>Part II</i> : Assets. HUD regulations specify the types of assets which are excluded from a family's annual income. These requirements and Fresno Housings policies for calculating income from assets are found in Part II. <i>Part III</i> : Adjusted Income. Once annual income has been established, HUD regulations require the Fresno Housing subtract from annual income any of five mandatory deductions for which a family qualifies and allow the Fresno Housing to adopt additional permissive deductions. These requirements and Fresno Housing policies for calculating adjusted income are found in Part III. <i>Part IV</i> : Calculating Rent. This part describes the statutory formula for calculating total tenant payment (TTP), the use of utility allowances, and the methodology for determining family rent payment. Also included here are flat rents and the family's choice of rent.	PMD	HUD Mandatory	YES	HOTMA
9	6	6.2.1	Title of "Annual Income Inclusions 24 CFR 5.609" utilized	Change title to "Overview [24 CFR 5.609]"	PMD	Clarification Change	YES	HOTMA

Item	Chapter	Chapter/Section	Current Policy	Proposed Change	Department	Category	Board Discussion	Rationale for Change
10	6	6.2.1	Annual Income includes, with respect to the family: <input type="checkbox"/> All amounts, not specifically excluded below, received from all sources by each family member of the family 18 years or older or is the head of household or spouse of the head of household, plus unearned income by or on behalf of each dependent who is under 18 years of age, and <input type="checkbox"/> Imputed returns on net family assets exceeding \$50,000 (adjusted annually using the CPI-W) when the value of the actual return from a give assets cannot be calculated. Imputed returned are based on the current passbook savings rate, as determined by HUD.	Annual income includes: All amounts, not specifically excluded in 24 CFR 5.609(b); All amounts received from all sources by each member of the family who is 18 years of age or older or is the head of household or spouse; Unearned income by or on behalf of each dependent who is under 18 years of age; and Imputed returns of an asset based on the current passbook savings rate, as determined by HUD, when the value of net family assets exceeds \$50,000 (which amount HUD will adjust annually) and the actual returns from a given asset cannot be calculated. In addition to this general definition, the regulations at 24 CFR 5.609(b) provide a comprehensive listing of all sources of income that are excluded from annual income. Note, unlike in previous version of the regulations, the current regulations governing annual income do not list sources of income that are to be included. Instead, HUD relies on the definition of excluded income under 24 CFR 5.609(b) to provide the scope of what is included. To that end, generally, all income is included unless it is specifically excluded by regulation. Annual income includes "all amounts received," not the amount that a family may be legally entitled to receive but did not receive. For example, a family's child support or alimony income must be based on payments received, not the amounts to which the family is entitled by court or agency orders [Notice PIH 2023-27]. Annual income also includes all actual anticipated income from assets (provided the income is not otherwise excluded) even if the asset itself is excluded from net family assets [Notice PIH 2023-27]. 24 CFR 5.603(b)(1) describes HUD regulations for treating specific types of assets.\The full texts of those portions of the regulations are provided in exhibits at the end of this chapter as follows: Annual Income Full Definition (Exhibit 6-1), Treatment of Family Assets (Exhibit 6-2), The Effect of Welfare Benefit Reduction (Exhibit 6-3).	PMD	Clarification Change	YES	HOTMA
11	6	6.2.2	Summary of Income Included and Excluded by Person: <u>Live-in aides</u> - income from all sources is excluded [24 CFR 5.609(c)(5)]; <u>Foster child or foster adult</u> - income from all sources is excluded [24 CFR 5.609(a)(1)]; <u>Head, spouse, or co-head other adult family members</u> - all sources of income not specifically excluded by the regulations are included; <u>Children under 18 years of age</u> - employment income is excluded [24 CFR 5.609(c)(1)] and all other sources of income, except those specifically excluded by the regulations, are included; <u>Full-time students 18 years of age or older (not head, spouse, or co-head)</u> - employment income above \$480/year is excluded [24 CFR 5.609(c)(11)] and all other sources of income, except those specifically excluded by the regulations, are included.	Summary of Income Included and Excluded by Person: <u>Live-in aides</u> - income from all sources (both earned and unearned) is excluded [24 CFR 5.609(b)(8)]; <u>Foster child or foster adult</u> - income from all sources (both earned and unearned) is excluded [24 CFR 5.609(b)(8)]; <u>Head, spouse, or co-head other adult family members</u> - all sources of income not specifically excluded by the regulations are included [24 CFR 5.609(a)]; <u>Minors</u> - Earned income of children under 18 years of age is excluded [24 CFR 5.609(b)(3)] and all sources of unearned income, except those specifically excluded by the regulations, are included.; <u>Full-time students 18 years of age or older (not head, spouse, or co-head)</u> - Earned income in excess of the dependent deduction is excluded [24 CFR 5.609(b)(14)] and all sources of unearned income, except those specifically excluded by the regulations, are included.	PMD	Clarification Change	YES	HOTMA language & update CFR's
12	6	6.2.2	Individuals Confined for Medical Reasons An individual confined to a nursing home or hospital on a permanent basis is not considered a family member. If there is a question about the status of a family member, FH will request verification from a responsible medical professional and will use this to make a determination. If the responsible medical professional cannot provide a determination, the person generally will be considered temporarily absent. The family may present evidence that the family member is confined on a permanent basis and request that the person not be considered a family member.	If a family member is confined to a nursing home or hospital on a permanent basis, FHs may determine that that person is no longer a member of the assisted household, and the income of that person is not counted. Fresno Housing will request verification from a responsible medical professional and will use this determination. If the responsible medical professional cannot provide a determination, the person generally will be considered temporarily absent. The family may present evidence that the family member is confined on a permanent basis and request that the person not be considered a family member. When an individual who has been counted as a family member is determined permanently absent, the family is eligible for the medical expense deduction only if the remaining head, spouse, or cohead qualifies as an elderly person or a person with disabilities.	PMD	Clarification Change	YES	HOTMA and clarify language
13	6	6.2.3	FH will not be considered out of compliance due to De Minimis errors in calculating family income where the determination of family's income varies by no more than \$30 per month in monthly adjusted income.	FH will not be considered out of compliance due to De Minimis errors in calculating family income where the determination of family's income varies by no more than \$30 per month in monthly adjusted income. If the tenant is overcharged rent FH will allow the tenant to choose if they would like to be repaid via check or receive a rent credit.	PMD	Clarification Change	YES	HOTMA requirement to include remedy
14	6	6.2.4	Types of Earned income included in Annual Income Earned income means income or earnings from wages, tips, salaries, other employee compensation, and net income from self employment.	Wages and Related Compensation [24 CFR 5.609(a); Notice PIH 2023-27] The earned income of each member of the family who is 18 years of age or older, or who is the head of household or spouse/cohead regardless of age, is included in annual income. Income received as a day laborer or seasonal worker is also included in annual income, even if the source, date, or amount of the income varies [24 CFR 5.609(b)(24)]. Earned income means income or earnings from wages, tips, salaries, other employee compensation, and net income from self-employment. Earned income does not include any pension or annuity, transfer payments (meaning payments made or income received in which no goods or services are being paid for, such as welfare, social security, and governmental subsidies for certain benefits), or any cash or in-kind benefits [24 CFR 5.100]. A day laborer is defined as an individual hired and paid one day at a time without an agreement that the individual will be hired or work again in the future [24 CFR 5.603(b)]. A seasonal worker is defined as an individual who is hired into a short-term position(e.g., for which the customary employment period for the position is six months or fewer) and the employment begins about the same time each year (such as summer or winter). Typically, the individual is hired to address seasonal demands that arise for the particular employer or industry [24 CFR 5.603(b)]. Some examples of seasonal work include employment limited to holidays or agricultural seasons. Seasonal work may include but is not limited to employment as a lifeguard, ballpark vendor, or snowplow driver [Notice PIH 2023-27].	PMD	Clarification Change	YES	HOTMA
15	6	6.2.4	Military Pay [24 CFR 5.609(b)(8)] and [24 CFR 5.609(c)(7)]	Updated the CFR to [24 CFR 5.609(b)(11)].	PMD	Clarification Change	YES	CFR Change

Item	Chapter	Chapter/Section	Current Policy	Proposed Change	Department	Category	Board Discussion	Rationale for Change
16	6	6.2.4		Earnings of a Minor [24 CFR 5.609(b)(3)] A minor is a member of the family, other than the head of household or spouse, who is under 18 years of age. Employment income earned by minors is not included in annual income. All other sources of unearned income, except those specifically excluded by the regulations, are included.	PMD	Clarification Change	YES	HOTMA
17	6	6.2.4		Earned Income of Full-Time Students [24 CFR 5.609(b)(14)] The earned income of a dependent full-time student in excess of the amount of the dependent deduction is excluded from annual income. All sources of unearned income, except those specifically excluded by the regulations, are included. A family member other than the head of household or spouse/cohead is considered a full-time student if they are attending school or vocational training on a full-time basis [24 CFR 5.603(b)]. Full-time status is defined by the educational or vocational institution the student is attending.	PMD	Clarification Change	YES	HOTMA
18	6	6.2.4	New flexibilities allow FH a safe harbor to accept annual income determinations made by administrators of means-tested forms of Federal public assistance such as Temporary Assistance for Needy Families (TANF) or Supplemental Nutrition Assistance Program (SNAP).	Removed from chapter 6. See 7.2.2		Clarification Change	YES	Clarified language
19	6	6.2.6	The earned income disallowance (EID) encourages people to enter the work force by not including the full value of increases in earned income for a period of time. The full text of 24 CFR 960.255 is included as Exhibit 6-4 at the end of this ACOP. Eligibility criteria and limitations on the disallowance are summarized below.	HOTMA removed the statutory authority for the EID. The EID is available only to families that are eligible for and participating on the program as of December 31, 2023, or before; no new families may be added on or after January 1, 2024. If a family is receiving the EID prior to or on the effective date of December 31, 2023, they are entitled to the full amount of the benefit for a full 24-month period. The policies below are applicable only to such families. No family will still be receiving the EID after December 31, 2025. The EID will sunset on January 1, 2026, and Fresno Housing policies below will no longer be applicable as of that date or when the last qualifying family exhausts their exclusion period, whichever is sooner.	PMD	Clarification Change	YES	Clarified language
20	6	6.2.6	Residents qualifying on or after May 9, 2016 will be subject to the "Revised Calculation method" which shortens the lifetime disallowance period to 24 consecutive months.	Remove	PMD	Clarification Change	YES	Clarified language
21	6	6.2.6	The EID has a two-year (24-month) lifetime maximum. The two-year eligibility clock starts at the same time that the initial exclusion period begins and stops 24 consecutive months later regardless of how many months were used during that 24-month period. If a family member discontinues the employment that initially qualified the family for the EID anytime during that 24-month period the two-year eligibility clock still continues to run. During the 24-month period, an individual remains eligible for EID even if they receive assistance from a different housing agency, move between public housing and Section 8 assistance, or have breaks in assistance. As of 01/01/2024 EID will only be available to families that are currently participating in the program, no new families may be added. Families currently participating will continue to receive the EID benefit until their 24-month lifetime maximum is complete.	The EID has a two-year (24-month) lifetime maximum. The two-year eligibility period begins at the same time that the initial exclusion period begins and ends 24 months later. During the 24-month period, an individual remains eligible for EID even if they begin to receive assistance from a different housing agency, move between public housing and Section 8 assistance, or have breaks in assistance. The EID will sunset on January 1, 2026. In no circumstances will a family member's exclusion period continue past January 1, 2026.	PMD	Clarification Change	YES	Clarified language
22	6	6.2.7		Income received as an independent contractor is included in annual income, even if the source, date, or amount of the income varies [24 CFR 2.609 (b)(24)]. An independent contractor is defined as an individual who qualifies as an independent contractor instead of an employee in accordance with the Internal Revenue Code Federal income tax requirements and whose earnings are consequently subject to the Self-Employment Tax. In general, an individual is an independent contractor if the payer has the right to control or direct only the result of the work and not what will be done and how it will be done [24 CFR 5.603(b)].	PMD	Clarification Change	YES	HOTMA

Item	Chapter	Chapter/Section	Current Policy	Proposed Change	Department	Category	Board Discussion	Rationale for Change
23		6.2.8	Student Financial Assistance	<p>Calculating Income from Student Financial Assistance [HOTMA Student Financial Assistance Resource Sheet; Notice PIH 2023-27] When a student receives assistance from both Title IV of the HEA and from other sources, the FH will first calculate the actual covered costs to the student in accordance with 24 CFR 5.609(b)(ii). The assistance received under Title IV of the HEA will be applied to the student's actual covered costs first and then the other student financial assistance will be applied to any remaining actual covered costs.</p> <p>If the amount of assistance excluded under Title IV of the HEA equals or exceeds the actual covered costs, none of the assistance included under other student financial assistance" would be excluded from income.</p> <p>The formula for calculating the amount of other student financial assistance that is excluded from income always begins with deducting the assistance received under 479B of the HEA from the total actual covered costs, because the 479B assistance is intended to pay the student's actual covered costs. When a student receives assistance from both Title IV of the HEA and from other sources, the assistance received under Title IV of the HEA must be applied to the student's actual covered costs first and then other student financial assistance is applied to any remaining actual covered costs. Once actual costs are covered, any remaining student financial assistance is considered income. If a student only receives financial assistance under Title IV of the HEA and does not receive any other student financial assistance, the PHA will exclude the full amount of the assistance received under Title IV from the family's annual income. FH will not calculate actual covered costs in this case.</p> <p>If the student does not receive any assistance under Title IV of the HEA but does receive assistance from another source, the FH will first calculate the actual covered costs to the student in accordance with 24 CFR 5.609(b)(ii). The FH will then subtract the total amount of the student's financial assistance from the student's actual covered costs. The FH will include any amount of financial assistance in excess of the student's actual covered costs in the family's annual income.</p> <p>When a student receives assistance from both Title IV of the HEA and from other sources, the FH will first calculate the actual covered costs to the student in accordance with 24 CFR 5.609(b)(ii). The assistance received under Title IV of the HEA will be applied to the student's actual covered costs first and then the other student financial assistance will be applied to any remaining actual covered costs.</p> <p>If the amount of assistance excluded under Title IV of the HEA equals or exceeds the actual covered costs, none of the assistance included under other student financial assistance" would be excluded from income.</p> <p>If the amount of assistance excluded under Title IV of the HEA is less than the actual covered costs, FH will exclude the amount of other student financial assistance up to the amount of the remaining actual covered costs.</p>	PMD	HUD Mandatory	YES	include the two different types of student financial assistance and specify those that are excluded from annual income and those that are subject to the excess rules
24	6	6.2.8	Student Financial Assistance	<p>Calculating Income from Student Financial Assistance [HOTMA Student Financial Assistance Resource Sheet; Notice PIH 2023-27] When a student receives assistance from both Title IV of the HEA and from other sources, the FH will first calculate the actual covered costs to the student in accordance with 24 CFR 5.609(b)(ii). The assistance received under Title IV of the HEA will be applied to the student's actual covered costs first and then the other student financial assistance will be applied to any remaining actual covered costs.</p> <p>If the amount of assistance excluded under Title IV of the HEA equals or exceeds the actual covered costs, none of the assistance included under other student financial assistance" would be excluded from income.</p> <p>The formula for calculating the amount of other student financial assistance that is excluded from income always begins with deducting the assistance received under 479B of the HEA from the total actual covered costs, because the 479B assistance is intended to pay the student's actual covered costs. When a student receives assistance from both Title IV of the HEA and from other sources, the assistance received under Title IV of the HEA must be applied to the student's actual covered costs first and then other student financial assistance is applied to any remaining actual covered costs. Once actual costs are covered, any remaining student financial assistance is considered income. If a student only receives financial assistance under Title IV of the HEA and does not receive any other student financial assistance, the PHA will exclude the full amount of the assistance received under Title IV from the family's annual income. FH will not calculate actual covered costs in this case.</p> <p>If the student does not receive any assistance under Title IV of the HEA but does receive assistance from another source, the FH will first calculate the actual covered costs to the student in accordance with 24 CFR 5.609(b)(ii). The FH will then subtract the total amount of the student's financial assistance from the student's actual covered costs. The FH will include any amount of financial assistance in excess of the student's actual covered costs in the family's annual income.</p> <p>When a student receives assistance from both Title IV of the HEA and from other sources, the FH will first calculate the actual covered costs to the student in accordance with 24 CFR 5.609(b)(ii). The assistance received under Title IV of the HEA will be applied to the student's actual covered costs first and then the other student financial assistance will be applied to any remaining actual covered costs.</p> <p>If the amount of assistance excluded under Title IV of the HEA equals or exceeds the actual covered costs, none of the assistance included under other student financial assistance" would be excluded from income.</p> <p>If the amount of assistance excluded under Title IV of the HEA is less than the actual covered costs, FH will exclude the amount of other student financial assistance up to the amount of the remaining actual covered costs.</p>	PMD	HUD Mandatory	YES	HOTMA
25	6	6.2.9	Periodic payments are forms of income received on a regular basis. HUD regulations specify periodic payments that are included and excluded from annual income. Periodic Payments Included in Annual Income • Periodic payments from sources such as social security, unemployment and welfare assistance, annuities, insurance policies, retirement funds, and pensions. However, periodic payments from retirement accounts, annuities, and similar forms of investments are counted only after they exceed the amount contributed by the family [24 CFR 5.609(b) (4) and (b)(3)]. • Disability or death benefits and lottery receipts paid periodically, rather than in a single lump sum [24 CFR 5.609(b)(4) and HCV, p. 5-14]	<p>Periodic Payments [notice PIH 2023-27.] Periodic payments are forms of income received on a regular basis. HUD regulations specify periodic payments that are not included in annual income. Regulations do not specify which types of periodic payments are included in annual income.</p> <p>Income that has a discrete end date and will not be repeated beyond the coming year is excluded from a family's annual income because it is nonrecurring income. However, this does not include unemployment income and other types of periodic payments that are received at regular intervals (such as weekly, monthly, or yearly) for a period of greater than one year that can be extended. For example, a family receives income from a guaranteed income program in their city that has a discrete beginning and end date. While the guaranteed income will be repeated in the coming year, it will end before the family's next annual reexamination. This income is fully excluded from annual income.</p> <p>Insurance payments and settlements for personal or property losses, including but not limited to payments under health insurance, motor vehicle insurance, and workers' compensation, are excluded from annual income. However, periodic payments paid at regular intervals (such as weekly, monthly, or yearly) for a period of greater than one year that are received in lieu of wages for workers' compensation are included in annual income. Payments received in lieu of wages for worker's compensation are excluded, even if paid in periodic payments, if the income will last for a period of less than one year.</p>	PMD	HUD Mandatory	YES	HOTMA

Item	Chapter	Chapter/Section	Current Policy	Proposed Change	Department	Category	Board Discussion	Rationale for Change
26	6	6.2.9		<p>Add section for Lump-sum Payments for the Delayed Start of a Periodic Payment [24 CFR 5.609(b)(16)] Deferred periodic amounts from Supplemental Security Income (SSI) and Social Security benefits that are received in a lump sum amount or in prospective monthly amounts, or any deferred Department of Veterans Affairs (VA) disability benefits that are received in a lump sum amount or in prospective monthly amounts are excluded from annual income.</p> <p>FH will include in annual income lump sums received as a result of delays in processing periodic payments (other than those specifically excluded by the regulation), such as unemployment or welfare assistance.</p> <p>When a delayed-start payment is received that is to be included and the family and reports this during the period in which the PHA is processing an annual reexamination, the PHA will adjust the family's rent retroactively for the period the payment was intended to cover.</p> <p>If the delayed-start payment is received outside of the time the PHA is processing an annual reexamination, then the PHA will consider whether the amount meets the threshold to conduct an interim reexamination. If so, the PHA will conduct an interim in accordance with PHA policies in Chapter 9. If not, the PHA will consider the amount when processing the family's next annual recertification.</p>	PMD	Clarification Change	YES	Update CFR and Clarify Language
27	6	6.2.9		<p>Add section for Retirement Accounts [24 CFR 5.609(b)(16)] and Notice PIH 2023-27 Income received from any account under a retirement plan recognized as such by the IRS, including individual retirement arrangements (IRAs), employer retirement plans, and retirement plans for self-employed individuals is not considered actual income from assets.</p> <p>However, any distribution of periodic payments from such accounts is included in annual income at the time they are received by the family.</p> <p>An asset moved to a retirement account held by a member of the family is not considered to be an asset disposed of for less than fair market value.</p>	PMD	Clarification change	YES	HOTMA/Notice PIH 2023-27
28	6	6.2.11		<p>6.1.12 NONRECURRING INCOME [24 CFR 5.609(b)(24) and Notice PIH 2023-27] Nonrecurring income, which is income that will not be repeated beyond the coming year (e.g., 12 months following the effective date of the certification) based on information provided by the family, is excluded from annual income. The PHA may accept a self-certification from the family stating that the income will not be repeated in the coming year. See Chapter 7 for PHA policies related to verification of nonrecurring income.</p> <p>Income received as an independent contractor, day laborer, or seasonal worker is not excluded from income as nonrecurring income, even if the source, date, or amount of the income varies.</p> <p>Income that has a discrete end date and will not be repeated beyond the coming year during the family's upcoming annual reexamination period will be excluded from a family's annual income as nonrecurring income. This exclusion does not include unemployment income and other types of periodic payments that are received at regular intervals (such as weekly, monthly, or yearly) for a period of greater than one year that can be extended.</p> <p>Income amounts excluded under this category may include, but are not limited to:</p> <ul style="list-style-type: none"> • Nonrecurring payments made to the family or to a third party on behalf of the family to assist with utilities; • Payments for eviction prevention; • Security deposits to secure housing; • Payments for participation in research studies (depending on the duration); and • General one-time payments received by or on behalf of the family. <p>Nonrecurring income that is excluded under the regulations includes:</p> <ul style="list-style-type: none"> • Payments from the U.S. Census Bureau for employment (relating to decennial census or the American Community Survey) lasting no longer than 180 days and not culminating in permanent employment [24 CFR 5.609(b)(24)(i)]. • Direct federal or state payments intended for economic stimulus or recovery [24 CFR 5.609(b)(24)(ii)]. • Amounts directly received by the family as a result of state refundable tax credits or state or federal tax refunds at the time they are received [24 CFR 5.609(b)(24)(iii) and (iv)]. • Gifts for holidays, birthdays, or other significant life events or milestones (e.g., wedding gifts, baby showers, anniversaries) [24 CFR 5.609(b)(24)(v)]. • Non-monetary, in-kind donations, such as food, clothing, or toiletries, received from a food bank or similar organization [24 CFR 5.609(b)(24)(vi)]. When calculating annual income, PHAs are prohibited from assigning monetary value to non-monetary in-kind donations received by the family [Notice PIH 2023-27]. Non-recurring, non-monetary in-kind donations from friends and family are excluded as non-recurring income. • Lump-sum additions to net family assets, including but not limited to lottery or other contest winnings [24 CFR 5.609(b)(24)(vii)]. 	PMD	Clarification Change	YES	HOTMA
29	6	6.2.13		Clarified Additional exclusions from Annual Income	PMD	Clarification Change	YES	HOTMA
30	6	6.3.1	Determining actual anticipated income from assets	Updated title to Actual income from Assets and added clarifying language to determine income from assets	PMD	Clarification Change	YES	Clarification Change
31	6	6.3.1	Limitation on Assets-If the family's assets exceed \$100,000 (as adjusted annually) or if the family owes real property deemed suitable for the family to live in they are not eligible for Public Housing Assistance	Removed this section from 6.3.1 and move it to chapter 3 Section 3.5.19 Restriction on Assistance based on assets	PMD	Clarification Change	YES	Clarification Change
32	6	6.3.2	In determining the value of a checking account, FH will use the average monthly balance for the last six months	In determining the value of a checking account, FH will use the current balance	PMD	HUD Mandatory	YES	HOTMA
33	6	6.3.2	Trusts	Clarified definition of Trust and how to count revocable trust vs. irrevocable trust	PMD	HUD Mandatory	YES	HOTMA
34	6	6.3.2	Necessary and Non-necessary personal property	[24 CFR 5.603(b)(3)(i)] updated definition of Necessary and Non-necessary personal property	PMD	HUD Mandatory	YES	HOTMA
35	6	6.3.2	Life Insurance	Update language to clarify how to calculate cash value of whole life insurance	PMD	HUD Mandatory	YES	HOTMA

Item	Chapter	Chapter/ Section	Current Policy	Proposed Change	Department	Category	Board Discussion	Rationale for Change
36	6	6.3.2	Tax Refunds [24 CFR 5.603(b)(3)(xi) and Notice PIH 2023-27]	<p>Tax Refunds [24 CFR 5.603(b)(3)(xi) and Notice PIH 2023-27]</p> <p>All amounts received by a family in the form of federal tax refunds or refundable tax credits are excluded from a family's net family assets for a period of 12 months after receipt by the family.</p> <p>At the time of an annual or interim reexamination of income, if the federal tax refund was received during the 12 months preceding the effective date of the reexamination, then the amount of the refund that was received by the family is subtracted from the total value of the account in which the federal tax refund or refundable tax credits were deposited. When the subtraction results in a negative number, then the balance of the asset is considered \$0.</p> <p>If the tax refund or refundable tax credit is deposited into another excluded asset, such as a retirement account or a Coverdell Education Savings Account, then the deposit will have no effect on the balance of the asset (i.e., there is no need for the PHA to subtract the amount of the deposit from the value of the excluded asset).</p>	PMD	HUD Mandatory	YES	HOTMA

**Proposed Summary of Changes
2025 Housing Choice Voucher (HCV) Administrative Plan
Effective January 1, 2025**

Below is a summary of changes incorporated into the 2024 HCV Administrative Plan.

There were several changes made to the Administrative Plan as a result of the Department of Housing and Urban Development's (HUD) additional streamlining changes under the "Housing Opportunity Through Modernization Act [HOTMA Final Rule, May 7, 2024] for Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) programs. These changes are considered statutory. The changes also represent some discretionary policies as permitted to allow flexibility in implementing certain sections of the HOTMA Final Rule. Some changes were incorporated from the National Standard for the Physical Inspection of Real Estate (NPIRE) Final Rule [May 11, 2023] into the HOTMA Final Rule with some additional changes that build upon changes from the NSPIRE final rule. NSPIRE is also known as Housing Quality Standard (HQS) inspections.

This document serves as a summary of changes and does not represent all changes incorporated in the Administrative Plan. For full details of changes, the public can access the redline edits to the Plan online.

Some notable reforms in the HOTMA Final Rule include:

Payment Standards.

- Allowing PHAs struggling with success rates to adopt an exception payment standard of up to 120 percent through a simple notification process;
- Requires PHAs to increase payment standards during the HAP contract term: when there's an increase to the HAP contract rent and at the families first regular or interim reexamination.
- Aligning a payment standard change when there's an increase or decrease in family size;

Project-Based Voucher Selection and Development Activity.

- Methods of Competitive Selection: FH written notice for selection of projects to the owner and written notice responses to FH from the owner to accept terms and conditions;
- For selection of projects through Exceptions to Competitive Selection, FH must give prompt written notice of project selection to the owner following FH's Board's resolution approving the project-basing of assistance at the specific project. The written notice of project selection must require the owner of the project selected to provide a written response to FH accepting the terms and requirements stated in the notice.

- Allows some types of manufactured housing to be used in the PBV program: Manufactured homes are ineligible only if the manufactured home is not permanently affixed to a permanent foundation or the owner does not own fee title to the real property (land) on which the manufactured home is located.
- PHA discretion to not use an Agreement or execute an Agreement after construction or rehabilitation development activity under certain conditions;
- Adding an additional category to units excluded from the program cap under certain conditions for eligible youth;

Project-Based Voucher: Dealing with Wrong-sized and Accessible units.

- Accommodating families with additional time to locate other affordable, safe and geographically proximate replacement housing;

HQS Inspections.

- PHA discretion to use withheld abated Housing Assistance Payments to assist with family's moving costs;

Other Changes

Other changes made in the Plan were directly related to clarifying the significant changes that were made in the 2024 Plan to comply with the HOTMA Final Rule [February 14, 2023]. Therefore, there is no need to summarize these changes. The public may review redline edits to the Plan online to view details of those changes.

	Housing Choice Department	**Descriptor: May not be actual language in Admin Plan**	
Chapter and Section	Current Policy	Proposed Change	Rationale for Change
8.2.2	Although discussed at the oral briefing, the Administrative Plan does not list that "an explanation of how the Request for Tenancy Approval process works." In addition, the Administrative Plan does not list exceptions to payment standards in the Information Packet section, although it is covered in other sections of the Plan.	<p>An explanation of the Request for Tenancy Approval (RFTA) form and process of how to request such approval" is now included in what will be provided in the Information Packet. The FH's Admin Plan also expands on what will be included in its explanation of "how portability works."</p> <p>The Plan now includes that an explanation of the reasonable accommodation process for requesting an exception to the subsidy standards (how the bedroom size of a voucher is determined); contact information for the Section 504 coordinator, information on how to request a reasonable accommodation or modification (including information on requesting exception payment standards as a reasonable accommodation) under Section 504, the Fair Housing Act, and the Americans with Disabilities Act</p>	The Final Rule expands upon the requirement to provide information on reasonable accommodation policies and procedures in the information packet by specifically addressing an increase in the payment standard as a reasonable accommodation.
10.3	<p>Additions to HQS</p> <p>Interior Air Quality: In conformance with California law, all units must have a working carbon monoxide detector installed.</p>	<p>Updated to:</p> <p>Carbon Monoxide Alarms: In conformance with California law, Carbon monoxide alarms are required to be mounted on the wall or ceiling or other location as specified in the manufacturer's installation instruction and located as specified below. If retrofitted, alarms may be battery operated where existing building was built prior to January 1, 2011 and exempted per (CRC § R315.4, R315.6). In most cases where no construction occurs or where walls and ceiling finishes are not exposed, or where access cannot be provided via attic, basement or crawl space to hardwire the power sources and interconnect units. · Outside of each separate sleeping area in the immediate vicinity of bedrooms · On every occupiable level of the dwelling unit including basements · Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom</p>	HOTMA final rule included additional NSPIRE requirements.

	Housing Choice Department	**Descriptor: May not be actual language in Admin Plan**	
Chapter and Section	Current Policy	Proposed Change	Rationale for Change
10.3	Additions to HQS. No previous entry	Added: Smoke Detectors: Smoke detectors are required to be mounted on the ceiling or wall and located as specified below. If retrofitted, detectors may be battery operated where exempted per (CRC § R314.4, R314.6). In most cases where no construction occurs or where walls and ceiling finishes are not exposed, or where access cannot be provided via attic, basement or crawl space to hardwire the power sources and interconnect units. · Outside of each separate sleeping area in the immediate vicinity of bedrooms · In each room used for sleeping purposes · In each story within a dwelling unit, including basements, but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level · Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.	HOTMA final rule included additional NSPIRE requirements.

	Housing Choice Department	**Descriptor: May not be actual language in Admin Plan**	
Chapter and Section	Current Policy	Proposed Change	Rationale for Change
10.6.3	NA	<p>10.6.3 Family Relocation Assistance (New Admin Plan Section) The PHA may assist families relocating in finding a new unit, including using up to 2 months of the withheld and abated assistance payments for costs directly associated with relocating to a new unit, (i.e.: security deposits or other reasonable moving costs, as determined in this Plan. The family must be in program compliance and must not have outstanding inspection deficiencies at the abated unit. The family must provide FH with a security deposit disposition as proof the unit did not have tenant-caused damage or outstanding payments or debt to the owner.</p> <p>FH will assist families with disabilities in locating available accessible units in accordance with 24 CFR 8.2(a)(3), such that FH will provide or direct the family to a current listing of available accessible units known to FH, and if necessary, otherwise assist the family locating an available dwelling unit. If necessary, as a reasonable accommodation for a person with disabilities, FH may approve a family request for exception rent under §982.504(b)(2).</p>	<p>§982.404(e)(3) and §983.208(d)(6)(iii) PHA Remedies. PHAs may assist families relocating in finding a new unit, including using up to 2 months of the withheld and abated assistance payments for costs directly associated with relocating to a new unit, including security deposits, temporary housing costs, or other reasonable moving costs as determined by the PHA based on their locality. If the PHA uses the withheld and abated assistance payments to assist with the family's relocation costs, the PHA must provide security deposit assistance to the family as necessary. PHAs must assist families with disabilities in locating available accessible units in accordance with 24 CFR 8.28(a)(3). If the family receives security deposit assistance from the PHA for the new unit, the PHA may require the family to remit the security deposit returned by the owner of the new unit at such time that the lease is terminated, up to the amount of the security deposit assistance provided by the PHA for that unit.</p>

	Housing Choice Department	**Descriptor: May not be actual language in Admin Plan**	
Chapter and Section	Current Policy	Proposed Change	Rationale for Change
11.2	11.2 SETTING THE PAYMENT STANDARDS FOR THE VOUCHER PROGRAM - Current policy explains what payment standards are and the different means of establishing payment standards. The new policy is specific as to which method FH uses to establish payment standards and exception payment standards.	11.2 SETTING THE PAYMENT STANDARDS FOR THE VOUCHER PROGRAM - The new policy is specific as to which method FH uses to establish payment standards and exception payment standards. - Basic Range Payment Standard Amounts [982.503(c)] - Exception Payment Standard Amounts based on Small Area FMRs [982.503(d)(2)] - Exception Payment Standard Amounts up to 120 Percent [982.503(3)(i)(ii)(iii)]	982.503(a)(3) The PHA may designate payment standard areas within each FMR area. The PHA may establish different payment standard amounts for such designated areas. If the PHA designates payment standard areas, then it must include in its Administrative Plan the criteria used to determine the designated areas and the payment standard amounts for those areas. (i) The PHA may designate payment standard areas within which payment standards will be established according to paragraph (c) (basic range) or paragraph (d) (exception payment standard), of this section.
11.2	Payment Standards	Being that FH meets the required criteria (stated below) for establishing payment standard amounts between 110 and 120 percent of the applicable FMR, FH has requested HUD to review its request to establish higher payment standards: (i) Fewer than 75 percent of the families to whom the PHA issued tenant-based vouchers during the most recent 12-month period for which there is success rate data available have become participants in the voucher program; (ii) More than 40 percent of families with tenant-based rental assistance administered by the agency pay more than 30 percent of adjusted income as the family share	§ 982.503(d)(3)(i)(ii)(iii) A PHA may establish payment standards amounts between 110 percent and 120 percent of the applicable FMR for such duration as HUD specifies by notice upon notification to HUD that the PHA meets at least one of the following criteria:

	Housing Choice Department	**Descriptor: May not be actual language in Admin Plan**	
Chapter and Section	Current Policy	Proposed Change	Rationale for Change
11.5.1	<p>11.5.1 When the Payment Standard Increases: If a payment standard is increased, the higher payment standard is used in calculating the HAP at the time of the family's first regular (annual) reexamination. Families requiring or requesting interim reexaminations will not have their HAP payments calculated using the higher payment standard until their next annual reexamination.</p>	<p>11.5.1 When the Payment Standard Increases: If the payment standard amount is increased during the term of the HAP contract, FH will use the increased payment standard amount to calculate the monthly housing assistance payment for the family beginning no later than the earliest of:</p> <ul style="list-style-type: none"> •The effective date of an increase in the gross rent that would result in an increase in the family share; •The family's first regular or interim reexamination; or •One year following the effective date of the increase in the payment standard amount. 	<p>§982.505(C)(4)(i)(ii)(iii) <i>Increases in the payment standard amount during the HAP contract term.</i> If the payment standard amount is increased during the term of the HAP contract, the PHA must use the increased payment standard amount to calculate the monthly housing assistance payment for the family beginning no later than the earliest of: (i) The effective date of an increase in the gross rent that would result in an increase in the family share; (ii) The family's first regular or interim reexamination; or (iii) One year following the effective date of the increase in the payment standard amount.</p>
11.5.2	<p>11.5.2 When the Payment Standard Decreases - If a family's voucher size is reduced, any lowered payment standard will be applied at the first regular (annual) reexamination following the subsidy standard change. This rule applies whether the family's voucher size was reduced due to a change in family composition or due to the PHA changing its subsidy standards (24 CFR 982.505 (c)(3).</p>	<p>11.5.2 When the Payment Standard Decreases - If a family's voucher size is reduced, any lowered payment standard will be applied at the first regular (annual) reexamination or interim reexamination following the subsidy standard change. This rule applies whether the family's voucher size was reduced due to a change in family composition or due to the PHA changing its subsidy standards (24 CFR 982.505 (c)(3).</p>	<p>§982.505(C)(6) <i>Changes in family unit size during the HAP contract term.</i> Irrespective of any increase or decrease in the payment standard amount, if the family unit size either increases or decreases during the HAP contract term, the new family unit size may be used to determine the payment standard amount for the family immediately but no later than the family's first regular reexamination following the change in family unit size.</p>

	Housing Choice Department	**Descriptor: May not be actual language in Admin Plan**	
Chapter and Section	Current Policy	Proposed Change	Rationale for Change
11.5.3	11.5.3 CHANGE IN THE FAMILY UNIT SIZE Irrespective of any increase or decrease in the payment standard amount, if the family unit size increases or decreases during the HAP contract term, the new family unit size must be used to determine the payment standard for the family beginning at the family's first regular reexamination following the change in family unit size.	11.5.3 CHANGE IN THE FAMILY UNIT SIZE Irrespective of any increase or decrease in the payment standard amount, if the family unit size increases or decreases during the HAP contract term, the new family unit size will be used to determine the payment standard amount at the first regular (annual) or interim reexamination.	§982.505(C)(6) <i>Changes in family unit size during the HAP contract term.</i> Irrespective of any increase or decrease in the payment standard amount, if the family unit size either increases or decreases during the HAP contract term, the new family unit size may be used to determine the payment standard amount for the family immediately but no later than the family's first regular reexamination following the change in family unit size.
12.14	12.14 SUBSIDY STANDARDS [24 CFR 982.505(c)(4)] - If there is a change in the family unit size that would apply to a family during the HAP contract term, either due to a change in family composition, or a change in the PHA's subsidy standards, the new family unit size must be used to determine the payment standard at the family's first annual reexamination following the change in family unit size.	12.14 SUBSIDY STANDARDS [24 CFR 982.505(c)(6)] If there is a change in the family unit size that would apply to a family during the HAP contract term, either due to a change in family composition, or a change in the PHA's subsidy standards, the new family unit size must be used to determine the payment standard amount for the family at the family's first annual or interim reexamination following the change in family unit size.	§982.505(C)(6) <i>Changes in family unit size during the HAP contract term.</i> Irrespective of any increase or decrease in the payment standard amount, if the family unit size either increases or decreases during the HAP contract term, the new family unit size may be used to determine the payment standard amount for the family immediately but no later than the family's first regular reexamination following the change in family unit size.

	Housing Choice Department	**Descriptor: May not be actual language in Admin Plan**	
Chapter and Section	Current Policy	Proposed Change	Rationale for Change
22.1.1	Update to the Administrative Plan.	<p>FH will operate a project-based voucher program using up to 20 percent of its allocated units under the ACC contract and may project-base an additional 10 percent of its units above the 20 percent program limit, provided the additional units meet the conditions in §983.6(d)(1) or (2):</p> <ul style="list-style-type: none"> -The units are part of a HAP contract executed on or after April 18, 2017, or are added on or after that date to any current HAP contract, including a contract entered into prior to April 18, 2017, and the unit falls into at least one of the following categories: -The units replace, on a different site, the units listed in §983.59(b)(1) and (2) for which the PHA had authority under §983.59 to commit PBV assistance on the original site without the units counting toward the program cap or project cap; and the PHA has not committed and will not commit PBV assistance to the original site pursuant to the normally applicable exclusions of those units under §983.59. 	The proposed change will add a new unit category to the existing list with homeless individuals, veteran families, units with supportive services and units in areas where vouchers are difficult to use:

	Housing Choice Department	**Descriptor: May not be actual language in Admin Plan**	
Chapter and Section	Current Policy	Proposed Change	Rationale for Change
22.1.1	The current policy does not include FUP in the increased ten percent program cap.	<p>Add the following to the existing list of units that fall into the ten percent exception category for PBV units:</p> <ul style="list-style-type: none"> -FH will operate a project-based voucher program using up to 20 percent of its allocated units under the ACC contract and may project-base an additional 10 percent of its units above the 20 percent program limit, provided the additional units meet the conditions in §983.6(d)(1) or (2): -The units are part of a HAP contract executed on or after December 27, 2020, or are added on or after that date to any current HAP contract, including a contract entered into prior to December 27, 2020, and meet the following requirements: -The units are exclusively made available to eligible youth as described in Section 8(x)(2)(B) of the U.S. Housing Act; and; -If the units exclusively made available to eligible youth use Family Unification Program (FUP) assistance that is normally available for eligible families and youth described in Section 8(x)(2) of the U.S. Housing Act, the PHA determines and documents that the limitation of the units to youth is consistent with the local housing needs of both eligible FUP populations (families and youth) and amends its Administrative Plan to specify that FUP PBV assistance is solely for eligible youth. 	<p>983.10. PBV provisions in the Administrative Plan. The PHA Administrative Plan must cover, at a minimum, the following PHA policies as applicable:</p> <p>The PHA's policy limiting Family Unification Program assistance normally available for eligible families and youth described in Section 8(x)(2) of the U.S. Housing Act to youth (983.6(d)(2)(ii)).</p>

	Housing Choice Department	**Descriptor: May not be actual language in Admin Plan**	
Chapter and Section	Current Policy	Proposed Change	Rationale for Change
22.8	Prohibition of Assistance for Certain Units: Ineligible Housing Types	<ul style="list-style-type: none"> —Correction to CFR section from 983.53 to 983.52; —Expand on allowances for dwelling units in assisted living facilities; —Clarified units that are disallowed when controlled by an educational institution (for occupancy by students <i>of the institution</i>) —Updated new allowance for manufactured homes under certain conditions: Manufactured homes are ineligible only if the manufactured home is not permanently affixed to a permanent foundation or the owner does not own fee title to the real property (land) on which the manufactured home is located. 	HUD has clarified the meaning ineligible PBV unit types at §983.52.
22.11	22.11 SELECTION OF PBV OWNER PROPOSALS - FH will describe the procedures for owner submission of PBV proposals in its Request for Proposal (RFP). The RFP will also include the selection criteria to be used by FH in selecting owner proposals. Before selecting a PBV proposal, FH must determine that the PBV proposal complies with HUD program regulations and requirements, including a determination that the property is eligible housing) complies with the cap on the number of PBV units per project ((§983.54), and meets the site selection standards described in this Chapter.	22.11 SELECTION OF PBV OWNER PROPOSALS - FH will describe the procedures for owner submission of PBV proposals in its Request for Proposal (RFP). The RFP will also include the selection criteria to be used by FH in selecting owner proposals. Before selecting a PBV proposal, FH must determine that the PBV proposal complies with HUD program regulations and requirements, including a determination that the property is eligible housing (§983.52 and §983.53), complies with the cap on the number of PBV units per project (§983.54), and meets the site selection standards (§983.55) described in this Chapter. An owner may submit, and a PHA may select, a single proposal covering multiple projects where each project consists of a single-family building, provided all projects are the same housing type (existing, rehabilitated, or newly constructed).	983.51(a) now specifies that an owner may submit PBV proposals to cover multiple projects where each consists of a single-family building. Consistent with § 983.10, HUD clarifies the requirement that the PHA Administrative Plan must describe the procedures for submission and selection of PBV proposals under the methods of competitive selection in paragraph (b) and selection of projects under an exception to competitive selection under paragraph (c), including under what circumstances the PHA will use the selection methods described in paragraphs (b) and (c)

	Housing Choice Department	**Descriptor: May not be actual language in Admin Plan**	
Chapter and Section	Current Policy	Proposed Change	Rationale for Change
22.11.1	22.11.1 Owner Proposal Selection Procedures [24 CFR 983.51] - FH will select PBV proposals in accordance with the selection procedures in its administrative plan and each individual RFP. METHOD TWO previously included language concerning LIHTC and HOME.	22.11.1 Owner Proposal and Project Selection Procedures [24 CFR 983.51] - FH will select PBV proposals in accordance with the selection procedures in its administrative plan and each individual RFP. FH may allow for entities that have site control to submit proposals provided the entity will be the owner prior to entering into the Agreement or HAP contract. Methods One and Two were reformatted. LIHTC and HOME were removed.	The Final Rule amends 983.51 throughout to clarify the distinction between competitive selection of proposals versus noncompetitive selection of projects. The Final Rule revises paragraph (a) by allowing entities that have site control to submit PBV proposals. HUD intends to provide further guidance on what HUD considers to be "site control" through PIH Notice.
22.11.1	Refer to Administrative Plan Chapter 22, Section 11.1.	Refer to Administrative Plan Chapter 22, Section 11.1. The Administrative Plan clarifies that prior to a PHA selecting one or more projects for PBV assistance without competition, it must notify the public of its intent in the 5-Year Plan. This final rule also adds a new paragraph (c)(3), which provides increased flexibility for PHAs to noncompetitively select a project comprised of PHA-owned units. HUD further adds paragraph (c)(4) to streamline the process of project-basing units when a family chooses to relinquish their enhanced voucher for PBV assistance. The new paragraph extends the types of housing that can be selected without going through a competition	HUD clarifies in paragraph (c) that prior to a PHA selecting one or more projects for PBV assistance without competition, the PHA must notify the public of its intent to do so in its 5-Year Plan. HUD adds clarifying language to paragraphs (c)(1) and (c)(2) to better align with the statutory language in section 8(o)(13)(N) of the 1937 Act as amended by HOTMA, including a clarification under (c)(1)(i) and a new paragraph at (c)(2)(iv) regarding the number of units permitted to be replaced.

	Housing Choice Department	**Descriptor: May not be actual language in Admin Plan**	
Chapter and Section	Current Policy	Proposed Change	Rationale for Change
22.11.6	FH must give prompt written notice to the party that submitted a selected proposal and must also give prompt public notice of such selection. Public notice procedures will include publication of public notice in a local newspaper of general circulation and other means designed and actually operated to provide broad public notice.	<p>Added, "The written notice of proposal selection must require the owner or party that submitted the selected proposal to provide a written response to FH accepting the terms and requirements stated in the notice."</p> <p>Added, "For selection of projects through Exceptions to Competitive Selection, FH must give prompt written notice of project selection to the owner <u>following FH's Board's resolution approving the project-basing of assistance at the specific project.</u> The written notice of project selection must require the owner of the project selected to provide a written response to FH accepting the terms and requirements stated in the notice."</p> <p>Added, "Regardless of the method of selection, if the project contains PHA-owned units that are not owned by a separate legal entity from the PHA, the PHA must provide the written notice of proposal or project selection to the responsible PHA official, and that official must certify in writing that the PHA accepts the terms and requirements stated in the notice."</p>	<p>The previous requirements were vage in Section 983.51(f) for informing parties who submitted a PBV application for consideration. ["(f) Public review of PHA selection decision documentation. The PHA must make documentation available for public inspection regarding the basis for the PHA selection of a PBV proposal."]</p> <p>The Final Rule amends this Section by adding vast language to address the separate notice requirements depending on if a proposal is selected without competition and provides a cross-reference to applicable language that must be in the notice for certain projects.</p>

	Housing Choice Department	**Descriptor: May not be actual language in Admin Plan**	
Chapter and Section	Current Policy	Proposed Change	Rationale for Change
12.14.2	<p>22.14.2 Purpose of the Agreement to Enter into HAP Contract [983.152(b)] - In order to offer PBV assistance in rehabilitated or newly constructed units, FH must enter into an Agreement with the owner of the property. The Agreement must be in the form required by HUD [24 CFR 983.152(a)].</p> <p>In the Agreement the owner agrees to develop the PBV contract units to comply with HQS, and FH agrees that upon timely completion of such development in accordance with the terms of the Agreement, FH will enter into a HAP contract with the owner for the contract units [24 CFR 983.152(b)].</p>	<p>PHA Discretion. With respect to development activity, FH may decide not to use an Agreement or may choose to execute an Agreement after construction or rehabilitation that complied with applicable requirements of §983.153 has commenced.</p> <p>The circumstances under which FH will enter into a PBV HAP contract for newly constructed or rehabilitated housing without first entering into an Agreement and under which FH will enter into an Agreement after construction or rehabilitation that complied with applicable requirements of §983.153 has commenced will be subject to the conditions in the 983.154(f)(1) and (2).</p>	<p>There are new changes in the Final Rule that allow PHAs the discretion to not use an Agreement or execute an Agreement after construction or rehabilitation for development activity in compliance with 983.153.</p> <p>HUD also pointed out that there may be situations this option is not feasible such as when a lender requires use of an Agreement prior to development. Therefore,</p>
22.26.4	22.26.4 Over-crowded, Under-Occupied, and Accessible Units [983.259]	<p>22.26.4 Over-crowded, Under-Occupied, and Accessible Units [983.260] - If FH determines that a family is occupying a wrong size unit, based on FH's subsidy standards, or a unit with accessibility features that the family does not require, and the unit is needed by a family that does require the features, FH must:</p> <ol style="list-style-type: none"> 1. Notify the family and the owner of this determination within 30 days from its determination; and 2. FH must offer the family the opportunity to receive continued housing assistance in another unit within 60 days from its determination. 	HUD provides PHAs with 60 days (an additional 30 days) to make an offer of continued assistance once a determination has been made that a family is occupying a wrong-size unit, or a unit with accessibility features that the family does not require and the unit is needed by a family that requires the accessibility features. This will allow more time to find a suitable unit.

	Housing Choice Department	**Descriptor: May not be actual language in Admin Plan**	
Chapter and Section	Current Policy	Proposed Change	Rationale for Change
22.26.4	Termination of Housing Assistance Payments. The current policy allowed for families 30 days from the date of the offer to accept another form of assistance to move from the PBV unit. FH could make exceptions to the 30-day period if needed for reasons beyond the family's control such as death, serious illness, or other medical emergency of a family member.	<p>Termination of Housing Assistance Payments.</p> <ul style="list-style-type: none"> - In the case of an offer of PBV assistance and the family does not accept the offer, the family will be given up to 90 days to move and FH may grant one extension up to another 90 days. - In the case of an offer of PBV assistance and the family does accept the offer, the family will be given up to 90 days to move. - In the case of an offer by FH of other comparable tenant-based rental assistance, regardless of whether the family accepts or does not accept the offer the family will be given up to 90 days to move and FH may grant one extension up to another 90 days. 	HUD revises (c)(2)(i) and (ii) clarifying time frames of when the PHA's offer of assistance if PBV when residing in a wrong-sized or accessible unit. HUD also "adds" (c)(2)(iii) addressing requirements of when the PHA's offer of assistance is "other comparable tenant-based rental assistance." HUD created an opportunity for a family to request and a PHA to grant one extension not to exceed 90 days to accommodate the family's efforts to locate other affordable, safe and geographically proximate replacement housing.
22.26.5	22.26.5 Family Right to Move [983.261] NA	22.26.5 Family Right to Move [983.261] When voucher assistance is issued to the family and the search time expires, FH must issue the voucher to the next eligible family before issuing another voucher to the family that requested to move.	HUD requires that if the search time for a PBV family that requests to move, expires, the PHA must first issue a voucher to the next eligible family before issuing another voucher to the family that requested to move.



Changes to the 2025 Agency Plans

July 23, 2024

Boards of Commissioners Meeting



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



Presentation Overview

- General Annual Plan Overview
- 2025 Annual Plan Timeline
- 2025 Administrative Plan & ACOP
 - Proposed Changes to Admin and ACOP Plan
 - *Required Changes (HUD)(Green)*
 - *Significant Changes (Yellow)*
 - *Other Staff Recommendations (Blue)*
- Discussion and Guidance from Board

General Annual Plan Overview

- The Agency Plan informs HUD and the public of PHA policies, operations, funding, asset management, and program activities in place or planned for meeting local housing needs and goals.
 - **PHA Plan:** a comprehensive guide to PHA policies, programs, operations, and strategies for meeting local housing needs and goals.
 - *PHA Content:* New Activities (Development); Progress report on Mission & Goals as described in the 5-Year Plan; Other Documentation and Certifications
 - *PHA Steps:* Obtaining resident and public involvement
 - *Consistency with Consolidated Plan*
 - **Administrative Plan** is specific to the regulatory and discretionary policies governing the administration of the HCV program.
 - **Admissions & Continued Occupancy Policy (ACOP)** is specific to the regulatory and discretionary policies, governing the administration of the LIPH program.



Timeline

- June 25: Presented Timeline to the Board.
- **July 23: Present proposed changes and/or accept Board feedback prior to posting for Public Comment.**
- **July 29: 45-day Public Comment period begins**
- August 7 & 8: Resident Advisory Board (RAB) Meetings
- August 27: Public Hearing: Update on public comments
- September 5 & 6: RAB Meetings
- September 12: 45-day Public Comment period closes
- September 24: Board Adoption
- October 17: Final Submission to HUD



2025 Administrative Plan & ACOP

- Recommended, Regulatory and Discretionary Changes
 - Admissions & Occupancy Plans
 - Administrative Plans





Admissions & Continued Occupancy Plan (ACOP)

Admissions & Continued Occupancy Plan (ACOP)

Significant Changes (Yellow)

- Please Note: For the year 2025, staff is not proposing any significant changes (Yellow). This may change during the Public Comment Period.

Admissions and Continued Occupancy Policy (ACOP)

Summary of Changes

- Serves as a summary of changes and does not represent all changes incorporated in the ACOP.
- For full details of changes, the public can access the redline edits to the Plan online. Details to additional changes can also be found on the Excel spreadsheet.
- **Highlights**
 - Clarification of HUD definitions for Foster Adult and Foster Child
 - De Minis Error, clarified how residents can choose the option of rent credit or check for any overcharge of rent.
 - **Student Financial Assistance**—two different types of student financial assistance and specify those that are excluded from annual income and those that are subject to the excess rules.
 - Clarification on how to calculate types of assets
 - Update to the order in which we can accept verifications
- Clarifying changes related to the HOTMA final rule Notice PIH 2023-27 issued February 2, 2024.



Admissions & Continued Occupancy Plan (ACOP)

Staff Recommendations (Blue)

Chapter 6 Family Members confined for medical Reasons:

- Clarified verification of permanent confinement.

Chapter 7 Section 7.2.7 Verification of Income (Business and Self Employment Income):

- Added language to clarify how verification of Business and Self Employment income will be verified. This includes “gig employment” such as Uber, Lyft or DoorDash.

Admissions & Continued Occupancy Plan (ACOP)

Staff Recommendations (Blue)

- **Chapter 9 Section Part IV: Recalculating Resident's rent:**
 - Clarified Section
- **Chapter 16 Section 16.4.2 Repayment Policy:**
 - clarified to state when entering into a repayment agreement the family must pay all current monthly rent on time in addition to the repayment amount which should not exceed 40% of the family's monthly adjusted income.

A photograph of a modern residential building with a walkway and a purple overlay containing the text 'Administrative Plan'. The building features dark brown siding, white trim, and a red door. A young tree is planted in the foreground, and a light pole is visible on the left. The sky is clear and blue.

Administrative Plan

Administrative Plan

Summary of Changes

- Serves as a summary of changes and does not represent all changes incorporated in the Administrative Plan.
- For full details of changes, the public can access the redline edits to the Plan online. Details to additional changes can also be found on the Excel spreadsheet.
- Streamlining changes under the Housing Opportunity Through Modernization Act (HOTMA) Federal Register May 7, 2024.
- Mandatory Change with specific compliance dates; and
- Discretionary changes

Other Changes:

- Clarifying changes related to the HOTMA final rule [February 14, 2023] for sections 102 and 104.



Administrative Plan

- **Payment Standards**

- Allowing PHAs to adopt exception payment standards up to 120 percent:
 - Fewer than 75 percent of families who were issued vouchers lease up; or
 - More than 40 percent of families pay more than 30 percent of adjusted income as the family share (rent plus utilities)
- Requirements for PHAs to increase payment standards during the HAP contract term: at the families first regular and interim reexamination and when owner increases the contract rent;
- Aligning payment standard changes when there's an increase or decrease in family size.



Administrative Plan

- **Project-Based Vouchers**

- Methods of Competitive Selection: FH written notice for selection of projects to the owner and written notice responses to FH from the owner to accept terms and conditions;
- For selection of projects through Exceptions to Competitive Selections, FH must give written notice to the owner following FH's Board resolution approval, also requiring written notice response from the owner;
- Allows some types of manufactured housing to be used in the PBV program: Manufactured homes are ineligible only if the manufactured home is not permanently affixed to a permanent foundation or the owner does not own fee title to the real property (land) on which the manufactured home is located.



Administrative Plan

- **Project-Based Vouchers**

- PHA discretion to not use an Agreement or execute an Agreement after construction or rehabilitation development activity under certain conditions; i.e. compliance with 983.153 Development Requirements
 - *Ex: environmental review, subsidy layering review, labor standards, equal employment opportunity, accessibility, etc.*
- Adding an additional category to units excluded from the program cap under certain conditions for eligible youth;

- **Wrong-Sized & accessible units**

- Accommodating families with additional time to locate other affordable, safe and geographically proximate replacement housing.



Administrative Plan

- **NSPIRE** - Several of the changes made in the May 7, 2024 final rule were designed to be consistent with the May 11, 2023 NSPIRE final rule & additional changes were made to build upon changes made by the NSPIRE final rule.
 - Relocation assistance: PHAs may choose to assist families relocating due to HAP contract cancellations for owner-abated deficiencies.
 - FH may use up to two months of the withheld and abated assistance payments for costs directly related with relocating to a new unit, such as security deposits or other reasonable moving costs.



A photograph of a modern residential building with a walkway and a purple overlay containing the text "Questions or Feedback?". The building features dark brown siding, white trim, and a red door. A young tree is planted in the foreground, supported by wooden stakes. The sky is clear and blue.

Questions or Feedback?

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 07/23/2024
AGENDA ITEM: 7b
SUBJECT: ROSS Grant Information and Strategy

AUTHOR: Mary Helen Caggianelli
Senior Manager
DEPARTMENT: Resident Empowerment
MEMO DATE: 07/17/2024

Executive Summary

Staff will provide a presentation on the Resident Opportunities and Self-Sufficiency (ROSS) program.

Recommendation

None at this time.



ROSS Grant Information and Strategy

*Board of Commissioners Meeting
July 23, 2024*



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



ROSS Grant

- Overview
- New – City Application
- Next Steps - County Application

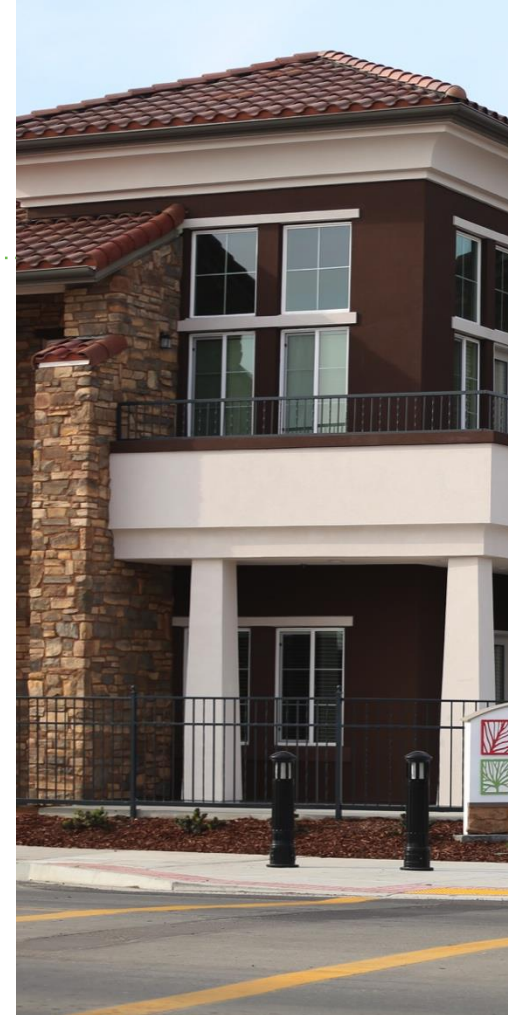


ROSS Grant - Overview

- Designed to assist Public Housing residents
- Provide Coordination of Services & Case Management
- 3-Year Funding Opportunity
- 25% Matching Funds (In-Kind)

New - City Application

- Awarded - 2024-2027 Funding Cycle
- New Program Coordinator Position
- Public Housing Properties – SW Fresno



Next Steps - County Application

- Extended eligibility to Rental Assistance Demonstration (RAD) & Project-based Voucher (PBV)
- Proposed County Properties
- Additional Program Coordinator Positions
- Community Needs Assessment

Questions?

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 7/23/2024
AGENDA ITEM: 8a
SUBJECT: Consideration of the Board Member Attendance at Meetings by Teleconference Policy

AUTHOR: Jeff Cardell
DEPARTMENT: Human Resources
MEMO DATE: 7/16/2024

Executive Summary

The purpose of this memo is to ask the Boards of Commissioners to consider and approve the Board Member Attendance at Meetings by Teleconference Policy. This policy is being established to identify how and when a member of the Board may attend a meeting virtually in compliance with the Brown Act.

Recommendation

It is recommended that the Boards of Commissioners approve and adopt the Board Member Attendance at Meetings by Teleconference Policy.

Fiscal Impact

There is no immediate fiscal impact associated with the adoption of the Board Member Attendance at Meetings by Teleconference Policy.

Background Information

From time to time, it may be necessary for a Board Member to participate in a Board meeting virtually. The Brown Act, which provides the rules for conducting public meetings, contains specific rules and conditions that allow such participation. This policy has been prepared to clearly and succinctly identify the conditions under which Board member participation via teleconference is permitted and the associated rules to ensure compliance with the law. Key elements of this policy are:

1. Each Board member who is seeking to participate in a Board meeting via teleconferencing shall notify their Board Chair and the Board Secretary as soon as they are aware of the circumstances.
2. Teleconferencing may be used to attend up to two (2) regular meetings per year.
3. Traditional teleconferencing rules remain applicable when Just Cause and Emergency Circumstances teleconferencing rules, as identified in the policy, expire on January 1, 2026.

Board Member Attendance at Meetings by Teleconference

Purpose

In compliance with the Ralph M. Brown Act, this policy details when and how a Commissioner of the Fresno Housing Boards (the "Boards") may attend a meeting of the Boards via teleconference.

Definitions

"Just cause" includes any of the following: (a) caregiving need of a family member that requires a Board member to participate remotely; (b) a contagious illness that prevents a Board member from attending in person; (c) a need related to a Board member's physical or mental disability that cannot be accommodated; or (d) travel while on official business of the Boards or another state or local agency.

"Emergency circumstances" includes a physical or family medical emergency that prevents a member from attending a meeting of the Boards in person.

Policy

Each member of the Boards may use teleconferencing to attend no more than two (2) regular Boards meetings during each calendar year. A member of the Boards who desires to participate in a meeting of the Boards via teleconference shall notify, via email and telephone, their respective Chair and the Secretary of the Boards as early as possible when they determine circumstances necessitate such participation.

A member of the Boards shall only be permitted to participate in a meeting of the Boards by teleconference when all requirements of the Brown Act are met. For each regular meeting, the Boards Secretary and the teleconferencing member in consultation with legal counsel shall make all reasonable efforts to see that all such requirements are met.

Teleconferencing Rules

The conditions under which a member of the Boards may use teleconferencing are as follows: (1) a quorum of the members of the Boards participate from the designated location within the agency's boundaries; (2) each teleconferencing location is listed on the meeting notice and agenda, the agenda is properly posted at each teleconferencing location, each teleconferencing location is accessible to the public (including to members of the public with disabilities) and provides for public comment; and (3) all votes are taken by roll call.

For Just Cause/Emergency Circumstances Teleconferencing, such rules are in effect only until January 1, 2026, and as of that date are repealed.

A Board member needing to attend a meeting remotely due to “just cause” must notify the Board Secretary at the earliest opportunity possible, including at the start of the meeting, and include a general description of the circumstances relating to the need to appear remotely at the given meeting. The Boards should not take action to authorize a member's participation due to “just cause”.

A Board member needing to attend a meeting remotely due to “emergency circumstances” must request permission from the Board as soon as possible and provide a general description of the circumstances relating to the need to appear remotely. The Board **is required** to take action on the member’s “emergency circumstances” request and can take action at the beginning of the meeting, even if the request is not an item on the agenda. A separate request is required for each meeting in which a Board Member seeks to participate remotely due to emergency circumstances.

The Board may elect to use teleconferencing for “just cause” or “emergency circumstances” so long as the following conditions are met: (1) a quorum of the Boards participate from the designated location within the agency’s boundaries that is accessible to the public; (2) all votes are taken by roll call; (3) the meeting is broadcast via either a two-way audio-visual platform such as Zoom or Teams or a two-way telephonic service with live webcasting; (4) the public is provided the ability to participate in the meeting remotely and is given notice of the means by which members of the public may access the meeting and offer public comment in real time; (5) the agenda includes an opportunity for the public to attend and address the Boards directly via an internet-based service option and at the in-person location of the meeting; (6) the meeting activity is suspended if broadcasting, internet, or telephonic access is disrupted; (7) members participating from a remote location participate with both audio and visual technology; and (8) the members participating from a remote location identify anyone 18 years of age or older in the room with the member and that person’s relationship to the member.

Responsibilities

Each commissioner is required to abide by the provisions set forth in this Policy. The CEO or their designee is responsible for the administration, interpretation, and application of this policy. The Boards of Commissioners are responsible for policy adoptions and revisions.

Applicable Law

Ralph M. Brown Act (Gov. Code § 54950.5 *et seq.*) (the “Brown Act”).

RESOLUTION No. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION TO APPROVE THE BOARD MEMBER ATTENDANCE AT
MEETINGS BY TELECONFERENCE POLICY**

WHEREAS, the Board of Commissioners desire to establish a Policy that identifies how and when Board members may participate in Board meetings virtually in compliance with the law;

NOW, THEREFORE, BE IT RESOLVED THAT the governing body of the above agency has considered does hereby approve the Board Member Attendance at Meetings by Teleconference Policy.

PASSED AND ADOPTED THIS 23rd day of July, 2024, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams, Secretary of the Board of Commissioners

RESOLUTION No. _____

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

**RESOLUTION TO APPROVE THE BOARD MEMBER ATTENDANCE AT
MEETINGS BY TELECONFERENCE POLICY**

WHEREAS, the Board of Commissioners desire to establish a Policy that identifies how and when Board members may participate in Board meetings virtually in compliance with the law;

NOW, THEREFORE, BE IT RESOLVED THAT the governing body of the above agency has considered does hereby approve the Board Member Attendance at Meetings by Teleconference Policy.

PASSED AND ADOPTED THIS 23rd day of July, 2024, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams, Secretary of the Board of Commissioners

Board Member Attendance at Meetings by Teleconference Policy

Joint Board Meeting – July 23, 2024

Board Meetings – legal requirements

- Meetings of the Boards must meet the legal requirements of the Ralph M. Brown Act (the “Brown Act”).
- Under the Brown Act, members are required to attend meetings in person unless the Boards elect to provide for attendance by teleconference.
- The Brown Act generally provides two sets of rules for attendance by teleconference.

Brown Act – Traditional Rules

- **Key points:**

- Quorum at main meeting location
- Each location:
 - Listed on the agenda
 - Agenda posted at location
 - Accessible to public
- All votes taken by roll call

Brown Act – Just Cause/Emergency Circumstances Rules

- **Key points:**

- Attendance due to “just cause” or “emergency circumstances”
- Quorum at main meeting location
- Public participation by 2-way A.V. platform / telephone & webcasting
- Identify anyone 18 years or older in the room and their relationship
- All votes taken by roll call

Board Member Attendance at Meetings by Teleconference Policy

- **The Proposed Policy:**

- Each member may use teleconferencing to attend no more than **two** regular meetings during each calendar year.
- A member who desires to participate in a meeting via teleconference must notify, via email and telephone, their respective Chair and the Secretary of the Boards as early as possible when they determine circumstances necessitate such participation.

Board Member Attendance at Meetings by Teleconference Policy (cont.)

- A member shall only be permitted to participate by teleconference when all requirements of the Brown Act are met.
- The Secretary, the teleconferencing member, and legal counsel will consult to ensure compliance with the Brown Act.
- The Just Cause/Emergency Circumstances Teleconferencing rules are in effect only until January 1, 2026, and as of that date are repealed.

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 07/23/2024
AGENDA ITEM: 8b
SUBJECT: Adoption of the 2025-2030 Strategic Plan

AUTHOR: Marc' C. Bady
Chief Inclusion and Empowerment
DEPARTMENT: Executive, Agency
MEMO DATE: 07/18/2024

Executive Summary

The purpose of this action item will be to update the Boards of Commissioners on the Agency's final five-year, 2025-2030 Strategic Plan.

Our approach was to foster an inclusive process, engaging a broad spectrum of stakeholders including staff, board members, residents, community-based organizations, advocates, partners, and future participants. We believe in stakeholder engagement, aligning our mission, vision, and goals, creating an iterative process, and prioritizing the needs of the residents and community.

Recommendation

It is recommended that the Boards of Commissioners adopt the 2025-2030 Strategic Plan.

Background Information

The strategic planning process was a collaborative venture involving our agency, Faith in the Valley, Radical Possibilities CoLab, the Central Valley Health Policy Institute at Fresno State, and UC Merced's HOPE Lab. We hosted a series of interactive participatory workshops, or 'gallery walks', at various times to ensure maximum stakeholder participation and diversity of input.

We hosted 12 gallery walks in five cities across Fresno County, engaging residents in SW, SE, and Central Fresno. These gallery walks were conducted in both English and Spanish to ensure inclusivity across ethnicity, gender, age, ability, and family status. Through these gallery walks, we engaged 1500 stakeholders and received over 2000 individual comments providing valuable feedback. In addition to gallery walks, we utilized Thought Exchange and one-on-one meetings with community stakeholders and partners to gather thousands of inputs.

In conclusion, the strategic planning process was a comprehensive and inclusive effort to address the needs of our organization and stakeholders. The feedback and insights gathered will be instrumental in shaping our future direction and improving our organizational performance.

FRESNO HOUSING

Strategic Plan 2025-2030



Fresno Housing's Strategic Plan is a visionary roadmap shaped through an extensive, collaborative process. Developed in partnership with organizations like Faith in the Valley, Radical Possibilities CoLab, the Central Valley Health Policy Institute at Fresno State, and UC Merced's HOPE Lab, this plan integrates a wide array of community insights.

During this process, the Agency and its partners engaged over 600 stakeholders through interactive, in person gallery walks and a digital platform, Thought Exchange, to gather diverse inputs across Fresno County. These sessions ensured broad community involvement and enriched our understanding of local needs.

Fresno Housing's strategic plan is designed to transform the landscape of housing in Fresno County by addressing critical needs and leveraging opportunities for growth and improvement.

Vision

Thriving, inclusive communities with access to affordable, safe, and sustainable housing, enabling personal growth, health, and communal well-being.

Mission

Create and sustain affordable housing and vibrant communities throughout Fresno County.

Values



PEOPLE
CENTERED



INTEGRITY



AFFORDABILITY
& ACCESSIBILITY



EQUITY &
INCLUSION



ENGAGED
COMMUNITIES



ACCOUNTABILITY



SUSTAINABILITY

Strategic Drivers









As Fresno Housing embarks on a transformative journey towards creating inclusive, vibrant, and sustainable communities, we have identified several key strategic drivers that will guide our efforts. These drivers are essential components of our strategic plan, serving as the foundational pillars that will steer our initiatives and ensure that we meet our overarching goals of enhancing the quality, accessibility, and sustainability of housing in Fresno County.

Each strategic driver has been carefully chosen to address specific challenges and opportunities within our community, aiming to create a profound and lasting impact. From revitalizing neighborhoods to innovating housing policies, these drivers are interconnected and pivotal in advancing our mission to sustain affordable housing and foster community well-being.

1

Target & Invest in Neighborhoods

Within the next decade, Fresno Housing will invest in and support neighborhoods across Fresno County. We will be the leading catalyst in creating vibrant, diverse, and inclusive communities. Our ambitious and sustainable projects will not only provide a mix of housing options, but also stimulate economic growth, enhance community engagement, and improve the quality of life for all residents. We will focus not only on areas of traditional disinvestment, but also seek new housing in high opportunity communities. Fresno Housing will design projects that are responsive to the needs and desires of the communities we serve. Possible areas of focus include:

-  San Joaquin
-  Firebaugh
-  Clovis
-  Orange Cove
-  Southwest Fresno
(Further develop objectives outlined by the CAN initiative)
-  Downtown Fresno
(North Fulton Development Area)
-  Northwest Fresno
-  Parkway Drive Fresno

2

Fight to Eradicate Housing Insecurity

Fresno Housing will work to increase community education and inform policies with the goal of mitigating housing insecurity and ensuring families have access to affordable, safe, and quality housing. We will provide tenant education, and advocate for housing policies that further increase the supply of and access to housing. Additionally, Fresno Housing will increase the availability of affordable housing units, bring innovation to the Housing Choice Voucher program, and empower motivated and qualified residents with the knowledge to transition from renters to homeowners. We will create more housing opportunities for vulnerable groups such as the elderly, parents of minor children, foster youth, those experiencing homelessness, and the farm worker community.

3

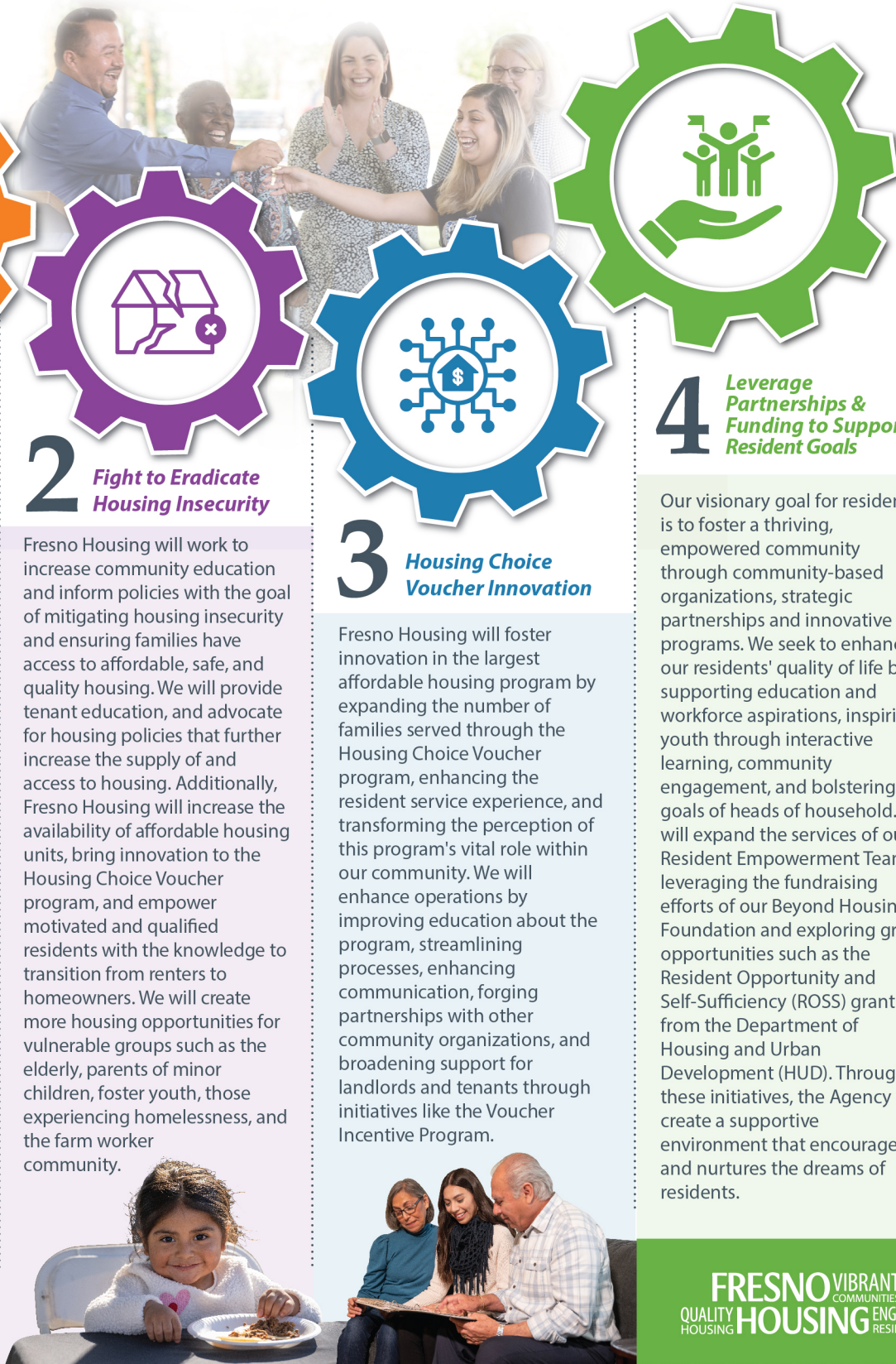
Housing Choice Voucher Innovation

Fresno Housing will foster innovation in the largest affordable housing program by expanding the number of families served through the Housing Choice Voucher program, enhancing the resident service experience, and transforming the perception of this program's vital role within our community. We will enhance operations by improving education about the program, streamlining processes, enhancing communication, forging partnerships with other community organizations, and broadening support for landlords and tenants through initiatives like the Voucher Incentive Program.

4

Leverage Partnerships & Funding to Support Resident Goals

Our visionary goal for residents is to foster a thriving, empowered community through community-based organizations, strategic partnerships and innovative programs. We seek to enhance our residents' quality of life by supporting education and workforce aspirations, inspiring youth through interactive learning, community engagement, and bolstering the goals of heads of household. We will expand the services of our Resident Empowerment Team, leveraging the fundraising efforts of our Beyond Housing Foundation and exploring grant opportunities such as the Resident Opportunity and Self-Sufficiency (ROSS) grant from the Department of Housing and Urban Development (HUD). Through these initiatives, the Agency will create a supportive environment that encourages and nurtures the dreams of residents.



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

RESOLUTION NO. ____

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

RESOLUTION ADOPTING THE 2025-2030 HOUSING AUTHORITY STRATEGIC PLAN

WHEREAS, the Housing Authority Strategic Plan for the Fresno Housing Authority for the fiscal years beginning January 1, 2025, and ending December 31, 2030 has been presented for adoption before the Board of Commissioners of the Housing Authority of the City of Fresno at its open public meeting on July 23, 2024; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno adopt the 2025-2030 Housing Authority beginning on January 1, 2025, and ending on December 31, 2030.

PASSED AND ADOPTED THIS 23rd DAY OF JULY, 2023. 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:.

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

RESOLUTION NO. ____

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

RESOLUTION ADOPTING THE 2025-2030 HOUSING AUTHORITY STRATEGIC PLAN

WHEREAS, the Housing Authority Strategic Plan for the Fresno Housing Authority for the fiscal years beginning January 1, 2025, and ending December 31, 2030 has been presented for adoption before the Board of Commissioners of the Housing Authority of the County of Fresno at its open public meeting on July 23, 2024; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the County of Fresno adopt the 2025-2030 Housing Authority beginning on January 1, 2025, and ending on December 31, 2030.

PASSED AND ADOPTED THIS 23rd DAY OF JULY, 2023. 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:.

Tyrone Roderick Williams, Secretary of the Boards of Commissioners