



Joint Meeting of the Boards of Commissioners

December 10, 2024

5:00 P.M.

Fresno Housing

1260 Fulton St.

2nd Floor (Mosaic Conference Room)

Fresno, CA, 93721



December 2024-Joint Meeting of the Boards of Commissioners

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

5

b. Commissioner's Report

c. Election of County Commissioner Chair and Vice Chair

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 Previous Joint Board Meeting

Approval of the minutes of the Board Meeting

Joint Board Meeting Minutes-November 19, 2024

12

b. Consideration of Housing Management Department and Housing Choice Voucher Utility Allowances for 2025

Memo: Utility Allowance

17

City Resolution: LIHTC Mixed Finance

20

County Resolution: LIHTC Mixed Finance

22

Schedule A.1 LIHTC Utility Allowance

24

Schedule A.2 Site Specific LIHTC Utility Allowance

28

Chart B.1 LIPH 2025 Utility Allowance Study

32

Schedule B.2-Housing Choice Voucher (HCV Section 8)

35

Schedule B.3-Mixed Finance Properties (LIPH with LIHTC)

49

c. Extension of Parking Lot Lease Agreement with the Department of Veterans Affairs	
Memo: Extension to VA Parking Lease-HACF	54
City Resolution: Extension to VA Parking Lease-HACF	56
d. Request Approval to Award of Broadband Infrastructure Installation Contract for Parlier Migrant Center	
Memo: Parlier Migrant Center Broadband Infrastructure Contract	58
County Resolution: Parlier Migrant Center Broadband Infrastructure Contract	60
e. Consideration of the 2025 Salary Schedule	
Memo: 2025 Salary Schedule	62
City Resolution: 2025 Salary Schedule	63
County Resolution: 2025 Salary Schedule	64
2025 Salary Schedule	65
f. Consideration of the Agency Investment Policy	
Memo: Investment Policy	68
City Resolution: Investment Policy	69
County Resolution: Investment Policy	70
Investment Policy	71
g. Consideration of Parkside Regulatory Agreement	
Memo: Parkside Apartments Regulatory Agreement Subordination	77
County Resolution: Parkside Apartments Regulatory Agreement Subordination	79
h. Consideration of Approval for a Contract for Multi-property Rehabilitation for Five homes in Sanger, California	
Memo: Rehab Contract Five Sanger Homes	81
County Resolution: Rehab Contract Five Sanger Homes	83
7. Action	
a. Adoption of 2025 Agency Operating Budget and Goals	
Memo: 2025 Budget Adoption and Agency Goals	85
City Resolution: Budget Adoption	86
County Resolution: Budget Adoption	87
Presentation: 2025 Budget Adoption and Goals	88
b. Consideration of New Employment Agreement for Chief Executive Officer	
Memo: Consideration of a New Employment Agreement for Fresno Housing Chief Executive Officer	103
Agreement for Employment of Chief Executive Officer	104
c. Consideration of Chief Executive Officer Incentive Compensation	
8. Information Item	
a. Review of Outcomes from the Partnership with the City of Fresno for the Voucher Incentive Program	

Memo: Housing Choice Voucher Update	123
Housing Choice Voucher Board Presentation	124
b. Real Estate Development Update	
Memo: Real Estate Update	127
9. 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: December 02, 2024

BOARD MEETING: December 10, 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 (<i>fka Chestnut/Alluvial</i>)	Under Construction	7521 N. Chestnut Ave. Fresno, CA	60	100%
La Joya Commons Phase I (<i>fka Firebaugh Family</i>)	Under Construction	1501 Clyde Fannon Road Firebaugh, CA	68	81%
Manzanilla Commons (<i>fka Step Up on 99/Motel 99</i>)	Under Construction	1240 & 1280 Crystal Ave Fresno, CA	63	76.45%
Heritage Estates (<i>fka Florence & Plumas</i>)	Under Construction	146 E. Florence Ave. Fresno, CA	33	10%
Cordillera Commons Phase I (<i>fka San Joaquin Commons</i>)	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	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

	Pending CDBG-DR Application			
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

Construction for Avalon Commons was completed on November 22, 2024. Leasing for Avalon Commons has commenced, and the Grand Opening is scheduled for Decemeber 10, 2024.

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
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

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 month, we are collaborating with IT and the respective departments to launch the Yardi Aspire Learning Management System (LMS). This new platform provides industry-focused courses tagged by skill will offer personalized student dashboards, timely alerts and reminders, and skill-based learning plans. Collectively, we are actively developing learning paths for employees, with the goal of launching the LMS in January 2025.

The safety topic for December is safe driving. The focus of this instruction is protecting our employees, reducing accidents, and minimizing expenses associated with accidents. The instruction also reinforces compliance with the rules of the road and promotes responsible driving. Finally, this training will also focus on defensive driving, hazard recognition, and vehicle maintenance.

The Human Resources department is in varying stages of conducting recruitments for the job titles noted below. Over the last month, 19 interviews have been conducted.

<u>Working Title</u>	<u>Internal/External</u>	<u>Vacancies</u>	<u>Department</u>
Assistant Project Manager	Both	1	Real Estate Development
Real Estate Development Manager	Both	1	Real Estate Development
Senior Project Manager	Both	1	Real Estate Development
Senior Accountant	Both	1	Administrative Services

The Human Resources department is proud to announce the following new hires:

<u>Type</u>	<u>Date of Hire</u>	<u>Name</u>	<u>Title</u>	<u>Department</u>
New Hire	12/9/2024	Rachel A. Ward	Communications Project Manager	Administrative Services

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

Christmas Holiday Activities

In spreading holiday cheer, Resident Empowerment in partnership with Housing Management and community partners are hosting Christmas Holiday activities in December. Below is a list of the properties hosting an event to engage residents. All are welcomed to attend.

Date	Time	Site
Wednesday, December 11th	12PM -2PM	Marion Villas
Monday, December 16th	10AM - 12PM	Renaissance at Alta Monte
Monday, December 16th	11AM - 1PM	Parc Grove Commons
Monday, December 16th	2:30PM - 4:30PM	Villages at Paragon
Tuesday, December 17th	10AM - 12PM	Renaissance at Trinity
Tuesday, December 17th	12PM -2PM	Alegre Commons
Tuesday, December 17th	2:30PM - 4:30PM	Villages at Broadway
Wednesday, December 18th	11AM - 1PM	The Arthur @ Blackstone
Wednesday, December 18th	12PM -2PM	Linnaea Villas
Wednesday, December 18th	2:30PM - 4:30PM	Promesa Commons
Wednesday, December 18th	4PM -6PM	Legacy Commons
Thursday, December 19th	10AM - 12PM	Renaissance at Santa Clara
Thursday, December 19th	12PM -2PM	Fairview Heights/Desoto
Thursday, December 19th	1PM - 3PM	Corazon del Valle
Monday, December 23rd	11:30PM-1:30PM	Viking Village

TechConnect – Parc Grove Commons

Funded by the California Public Utilities Commission (CPUC), the 6th cohort this year is being hosted at Parc Grove Commons, the camp is being facilitated by CMAC. Students will learn Digital Media, Filmmaking, and Short Film Development. All students that complete the 18-hour course will receive a new Apple iPad and a certificate of completion.

Classes are from 3:30pm – 6:30pm

Week 1: December 3rd – 5th

Week 2: December 10th – 12th (Celebration on the 12th)

Finance and Accounting

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

Innovation Technology and Information Systems

Juanita Banuelos, Senior Data Systems Administrator, and Edgar Rodriguez, Manager of Innovation and Technology, Attended the Council of Large Public Housing Authorities (CLPHA) Chief Information Officer (CIO) Convening. This gathering brought together technology leaders from public housing agencies across the country to share knowledge, discuss common challenges, and explore solutions. Key topics included strategies for addressing cybersecurity threats and how advancements in artificial intelligence (AI) can be applied in our work to improve services and operations.

The Information Technology (IT) team has implemented a new system across remote sites to enhance connectivity and reliability. The system features built-in failover, which seamlessly switches to a backup connection if the primary one fails, ensuring uninterrupted service. This upgrade improves security, and system monitoring, enabling the team to respond to issues more quickly and provide better support. As we continue to explore innovative ways to strengthen our network, these enhancements reflect our dedication to delivering stable, efficient, and responsive technology solutions.

Property Management

FRESNO HOUSING PORTFOLIO - MANAGED ASSETS, 10/01/2024-10/30/2024			
	Total No. of Units	Total Vacant	Current Occupancy
CITY OF FRESNO			
City of Fresno	1390	44	96.69%
COUNTY OF FRESNO			
County of Fresno	1374	38	97.16%
COUNTY OF FRESNO - SEASONAL			
Seasonal Properties	194	135	30.41%
Hold/In Construction	0	0	0%

Property Management: The Compliance Team is finalizing the year-end office staff training, scheduled for December 13. This training will cover a range of topics designed to equip the team with the knowledge and tools necessary for a successful start to 2025.

The Compliance Team collaborated closely with the third-party management company to review all initial files for Building 1 at Avalon Commons. This process involved effective communication with the management company throughout the holiday weekend to ensure timely approvals for move-ins.

Throughout November, we hosted holiday events at several properties, each of which was well-attended and greatly appreciated by our families. A heartfelt thank you to the Board, the FH Leadership team, and all FH employees who took the time to support both staff and residents at these events.

On November 18, FH hosted a bus tour for staff from the Poverello House and other partners from the CES. The goal was to familiarize navigators and matchers with our properties, ensuring that we can place mutual clients in the locations best suited to their needs. The bus tour was a resounding success, fostering communication among a diverse group working toward a shared goal. We look forward to hosting similar events in the future, providing all agencies with the opportunity to connect and collaborate to better serve our mutual clients.

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

Tuesday, November 19, 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, November 19, 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 5:00 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: Adrian Jones, Chair
 Sharon Williams, Vice Chair
 Ruby Yanez
 Isaiah Green
 Areli Rios
 Paul Idsvoog

ABSENT: Emogene Nelson

The regular joint meeting was called to order at 5:00 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
 Sophia Ramos
 John Valdez

ABSENT: Joey Fuentes
 Amadeo Garcia
 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: 4 – 0

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

MOTION PASSED: 6– 0

3. PUBLIC COMMENT AND PRESENTATIONS

- There were no public comments

4. POTENTIAL CONFLICTS OF INTEREST

- There were potential conflicts of interest.

5. GOVERNANCE MATTERS

- a. CEO’s Report – Presented by Tyrone R. Williams, CEO

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

- A special recognition for Chair Jones will be hosted by the Mayor on Thursday, December 5, 2024, for her service on the City Board.
- Mr. Williams recognized Vice Chair Williams for completing an online NAHRO training for commissioners titled Commissioner Fundamentals and Ethics.
- Avalon groundbreaking will be had on December 10th at Noon. The address is 7521 N. Chestnut Ave. All are invited to attend.
- Fresno Housing hosted several Thanksgiving events that were well attended including several of our commissioners participated.
- On December 3rd and 4th Mr. Williams will be a panelist speaker at the California Housing and Community Development Conference in Los Angeles. Discussion Topic: State of California’s Housing Market and Future Outlook

- Mr. Williams shared that there was an adjustment to the minutes from October changing the named voter from Commissioner Ramos to Commissioner Green.

b. Commissioners' report - Presented by Cary Catalano

- Commissioner Yanez and Commissioner Rios shared that they enjoyed the Legacy Commons Thanksgiving event.
- Chair Catalano and Commissioner Ramos visited Trinity and had a great time bonding with the residents.
- Chair Jones and Chair Catalano shared sentiments for Commissioner Joey Fuentes whose last meeting of service is 11/19/2024. Commissioner Fuentes was unable to attend his celebration, however, his wife Norma stood in his absence and received his plaque. Each board commissioner shared their thoughts on serving with Commissioner Fuentes.

6. CONSENT AGENDA AS AMENDED

- a. Governance: Consideration of the Minutes for the Joint Regular Board Meeting on October 22, 2024.
Approval of the minutes of the Board Meeting
- b. Authorization to Grant Easement to Pacific Gas and Electric Company for the Benefit of La Joya Commons Phase I
- c. Approval to Accept City of Fresno American Rescue Act Funds in Place of Previous Encampment Resolution Funds for Promesa Commons
- d. Request Award of Construction Contract for Roof Replacement at Sunset Terrace
- e. Consideration of the Draft 2025 Agency Calendar
- f. Consideration of Increase to Pre-Development Funds for North Fulton
- g. Authorization to Amend the HCD Homekey Standard Agreement for Parkside Inn to Include Silvercrest, Inc.

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

MOTION PASSED: 4 – 0

CITY MOTION: *Commissioner Idsvoog moved, seconded by Commissioner Yanez to approve the consent agenda.*

MOTION PASSED: 6– 0

7. CLOSED SESSION

- a. CONFERENCE WITH LABOR NEGOTIATORS
Agency Representative: Tyrone Williams, Jeff Cardell
Employee Organization: Local 521 Service Employee International Union (SEIU)
- b. Public Employee Evaluation
Title: CEO

The Boards of Commissioners entered closed session at 5:34 p.m.

The Boards of Commissioners returned from closed session at 6:34 p.m. and resumed open session.

No action to report from the closed session

8. INFORMATION ITEM

- a. Discussion and Demonstration of the Agency's Role Managing the Homeless Management Information System for the Fresno Madera Continuum of Care (CoC)

Marc' Bady, Chief Inclusion & Empowerment Officer, and Marcella Lopez-Schmidt, HMIS Analyst presented on this item
- b. Update on Recent Conversation with the Department of Housing and Urban Development regarding Agency Housing Choice Voucher Shortfall into 2025

Brandy Woodard, Chief of Housing Choice Programs and Initiatives, presented on this item
- c. 2025 Budget Update

Tammy Townsend, Deputy Executive Director, and Nicole Diaz, Director of Finance & Accounting presented on this item

9. Action

- a. Consideration of a Side Letter Agreement with SEIU

*Joint Board Meeting
Action Minutes: 11.19.24 Minutes
Adopted:*

COUNTY MOTION: Commissioner Gallaher moved, second by Commissioner Ramos to approve the Consideration of Side Letter Agreement with SEIU.

MOTION PASSED: 4 – 0

CITY MOTION: Commissioner Rios moved, second by Commissioner Idsvoog to approve the Consideration of Side Letter Agreement with SEIU.

MOTION PASSED: 6– 0

b. Consideration of the Time Away from Work Policy

COUNTY MOTION: Commissioner Gallaher moved, second by Commissioner Valdez to approve the Consideration of the Time Away from Work Policy.

MOTION PASSED: 4 – 0

CITY MOTION: Commissioner Green moved, second by Commissioner Idsvoog to approve the Consideration of the Time Away from Work Policy.

MOTION PASSED: 6– 0

10. 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 7:25 p.m.

Tyrone Roderick Williams, Secretary to the Boards of Commissioners

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 12/10/2024
AGENDA ITEM: 6b
SUBJECT: 2025 Proposed Utility Allowance Schedules – HUD Housing Assistance Programs and Low-Income Housing Tax Credit

AUTHOR: Stephanie Moreira
DEPARTMENT: Compliance Manager
MEMO DATE: 12/03/2024

Executive Summary

This memo provides an update to the annual Utility Allowance (UA) rates for the following programs:

- Low Income Public Housing (LIPH) [24 CFR 965.507]
- Housing Choice Voucher (HCV-Section 8) [24 CFR 982.517 (c)]
- Multi-Family Project Based Rental Assistance (MF-PBRA/RAD) [HUD Notice H-2015-04]
- Mixed Finance Properties [24 CFR 965.507 and IRC Section 42]
- Low Income Housing Tax Credit (LIHTC) Internal Revenue Code Section 42 (IRC Section 42)

In accordance with applicable U.S. Department of Housing and Urban Development (HUD) program regulations, Public Housing Authorities (PHAs) of LIPH and HCV programs must review the Utility allowance (UA) schedules annually and revise allowances if there has been a change of 10% or more in the utility rate since the last UA schedule revision. Based on the results of the annual review, there was an increase in utility charges for some localities and utility services of more than 10% from 2024, thus revisions will be implemented for 2025 in accordance with program requirements.

HUD requires PHAs to provide Individual Relief [24 CFR 965.508] for medical equipment by providing a supplemental medical utility allowance for residents residing in public housing units and HCV participants. Individual Relief is where a resident may request relief from payment of utility billings in excess of the Utility Allowance for resident paid utilities. Management may grant such request on reasonable grounds such as the special needs of elderly, ill, or disabled, or special factors affecting utility usage, such as use of required medical equipment.

The attached UA Charts for the LIPH program and UA Schedules for HCV program are for informational purposes only and do not require Board approval. The changes for both programs are effective January 1, 2025.

In accordance with HUD Notice H-2015-04, Owners of Multi-Family PBRA Programs are required to review the UAs every three (3) years to establish a baseline for each bedroom size. For the two (2) years after a baseline utility analysis is completed, the UA amount for each bedroom size and each utility at the property can be adjusted by a state-specific increase factor. The Utility Allowance Factor (UAF) is provided by HUD. The UA schedule is approved by HUD for the Multi-Family PBRA programs in accordance with the Housing Assistance Payment (HAP) contract anniversary.

FRESNO HOUSING

Projects developed under the Internal Revenue Code (IRC) Section 42, LIHTC program, require the implementation of a utility (electric, gas, and water/sewer/garbage) allowance for use in calculating individual tenant subsidies for affordable housing. The LIHTC UA schedules are made available to developers of LIHTC properties throughout Fresno County, including Fresno Housing (FH). The California Tax Credit Allocation Committee (CTCAC) has provided guidance to LIHTC developers to refer to the local Public Housing Authority (PHA) as an alternative to obtain current utility allowance schedules. CTCAC requires PHAs to formally take Board action to approve the LIHTC utility allowances.

Due to the complexity of the data required to develop the utility allowances for the various programs, the Agency contracted with The Nelrod Company of Fort Worth, Texas, to develop these allowance charts/schedules. The studies were conducted in compliance with the applicable program requirements.

The Nelrod Company has prepared and recommended the attached utility allowance documents for the applicable programs for Fresno City and County as attached and referenced as such.

Group A (Board Action Required)

Schedule A.1 - LIHTC Utility Allowance Schedules (2) for Energy Efficient Units and Utility Allowances (2) for Non-Energy-Efficient units (page 1-4)

1. Multi-Family Low Rise (1 to 4 Units) - Energy Efficient
2. Multi-Family Mid-Rise (5 or more units) - Energy Efficient
3. Multi-Family Apartment (0-5 BR) - Non-Energy Efficient
4. Multi-Family Apartment (6-7 BR) - Non-Energy Efficient

Schedule A.2 - Site Specific LIHTC

1. Rio Villas - Tax Credit/PBV - Multi-Family Apartment-Pending
2. Solivitia Commons- Tax Credit/PBV - Apartment/Multi-Family
3. Alegre Commons-Tax Credit/PBV – Apartment/Multi-Family
4. Linnaea Villas-Tax Credit/PBR- Apartment/Multi-Family

Group B (Informational Only)

- Chart B.1 - Low Income Public Housing (LIPH) (page 1-3)
- Schedule B.2 -Housing Choice Voucher (HCV-Section 8) (page 1-14)
- Schedule B.3 – Mixed Finance Properties (LIPH with LIHTC)
 - Kerman Acres (Granada Commons) - Apartment/Multi-Family
 - Pacific Gardens – Apartment/Multi-Family
 - Yosemite Village - Row House/Townhouse/Semi-Detached/Duplex/Detached House
 - Parc Grove Commons II – LIPH/ACC Apartment/Multi-Family

Recommendation

It is recommended that the Board of Commissioners of Fresno Housing adopt the LIHTC utility allowance rates (Group A, Schedule A.1, and Schedule A.2) for new construction, rehabilitation multi-family

FRESNO HOUSING

complexes and mixed finance projects in Fresno County for units developed under IRC Section 42 (LIHTC), to be effective January 1, 2025.

Fiscal Impact

The utility allowance is factored into the rent calculation formula, for the properties, therefore, there is no direct financial impact to the Agency; there may be minimal financial impact to the resident.

Background Information

The Department of Housing and Urban Development's (HUD) Office of Public and Indian Housing Authorities (PIH) and Owners of Multi-Family housing properties that receive subsidy assistance, and for which HUD provides a utility allowance, are required to review and adjust as needed their properties' utility allowances at least every year. The utility adjustment must be supported by a utility analysis. The adjustments for Low Income Public Housing and Housing Choice Voucher programs must be revised if there has been a change of 10% or more in the utility rate since the last UA schedule revision. The adjustments must be made for Multi-Family housing properties regardless of whether the utility analysis shows an increase or a decrease.

Owners of properties financed with Low Income Housing Tax Credits (LIHTC) must limit rents to no more than the established maximum gross rent per bedroom size. The maximum gross rent is established by the applicable Area Median Income (AMI) numbers published annually by HUD. Owners must deduct the applicable utility allowance for all resident paid utilities from the maximum gross rent allowed. To do this, they must obtain annual utility cost estimates for buildings in their LIHTC affordable housing property. Owners may obtain annual allowances from Public Housing Authorities that have jurisdiction, or in California, owners may utilize the California Utility Allowance Calculator developed by the California Energy Commission.

RESOLUTION NO. _____

BEFORE THE BOARDS OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF FRESNO

RESOLUTION ADOPTING INTERNAL REVENUE CODE
SECTION 42 LIHTC UTILITY ALLOWANCE SCHEDULES FOR 2025

WHEREAS, projects developed under the Internal Revenue Code (IRC) Section 42, Low Income Housing Tax Credit (LIHTC) programs, similar to U.S. Department of Housing and Urban Development, United States Department of Agriculture (USDA) and several other agencies' programs, require the implementation of the utility (electric, gas, and water/sewer/garbage) allowance for use in calculating individual tenant subsidies for affordable housing; and,

WHEREAS, the annual update to the Utility Allowance (UA) schedules for LIHTC developments and site specific mixed-finance LIHTC properties that include Low Income Public Housing (LIPH); and/or Project Based Voucher (PBV) have been prepared and being adopted for implementation; and,

WHEREAS, the utility allowance schedules are made available to developers and owners, of LIHTC properties throughout Fresno County including the Housing Authority; and,

WHEREAS, due to the complexity of the data required to develop the utility allowances, the services of Nelrod Company of Fort Worth, Texas have been utilized to develop these dated November 2024;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby adopt the proposed utility allowance schedules for affordable multi-family and mixed-finance properties in the City and County of Fresno for units developed under Internal Revenue Code Section 42 (LIHTC), as prepared by the Nelrod Company.

PASSED AND ADOPTED THIS 10th DAY OF December 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, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

BEFORE THE BOARDS OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF FRESNO COUNTY

RESOLUTION ADOPTING INTERNAL REVENUE CODE
SECTION 42 LIHTC UTILITY ALLOWANCE SCHEDULES FOR 2025.

WHEREAS, projects developed under the Internal Revenue Code (IRC) Section 42, Low Income Housing Tax Credit (LIHTC) programs, similar to U.S. Department of Housing and Urban Development, United States Department of Agriculture (USDA) and several other agencies' programs, require the implementation of the utility (electric, gas, and water/sewer/garbage) allowance for use in calculating individual tenant subsidies for affordable housing; and,

WHEREAS, the annual update to the Utility Allowance (UA) schedules for LIHTC developments and site specific mixed-finance LIHTC properties that include Low Income Public Housing (LIPH); and/or Project Based Voucher (PBV) have been prepared and being adopted for implementation; and,

WHEREAS, the utility allowance schedules are made available to developers and owners, of LIHTC properties throughout Fresno County including the Housing Authority; and,

WHEREAS, due to the complexity of the data required to develop the utility allowances, the services of Nelrod Company of Fort Worth, Texas have been utilized to develop these dated November 2024;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the County of Fresno, hereby adopt the proposed utility allowance schedules for affordable multi-family and mixed-finance properties in the City and County of Fresno for units developed under Internal Revenue Code Section 42 (LIHTC), as prepared by the Nelrod Company.

PASSED AND ADOPTED THIS 10th DAY OF December 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, Secretary of the Boards of Commissioners

Utility Allowance Schedule

**U.S. Department of Housing and Urban
Development**

OMB Approval No. 2577-0169
(exp. 04/30/2026)

See Public Reporting and Instructions on back.

Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Housing Authorities of the City & County of Fresno, CA		Unit Type: Multi-Family Low-Rise (1-4 Units) (LIHTC)					Date (mm/dd/yyyy) 01/01/2025			
Utility of Service Energy Efficient	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	
		Heating	Natural Gas	\$32.00	\$37.00	\$41.00	\$43.00	\$45.00	\$47.00	\$51.00
	Bottle Gas									
	Electric	\$28.00	\$33.00	\$40.00	\$47.00	\$54.00	\$61.00	\$66.00	\$71.00	
	Electric Heat Pump	\$21.00	\$25.00	\$29.00	\$33.00	\$37.00	\$40.00	\$43.00	\$47.00	
	Fuel Oil									
Cooking	Natural Gas	\$4.00	\$6.00	\$8.00	\$10.00	\$12.00	\$16.00	\$18.00	\$20.00	
	Bottle Gas									
	Electric	\$9.00	\$10.00	\$14.00	\$19.00	\$23.00	\$28.00	\$30.00	\$32.00	
Other Electric	<i>(Includes California Climate Credit)</i>	\$30.00	\$37.00	\$55.00	\$73.00	\$91.00	\$114.00	\$125.00	\$137.00	
Air Conditioning		\$19.00	\$23.00	\$32.00	\$41.00	\$50.00	\$59.00	\$64.00	\$69.00	
Water Heating	Natural Gas	\$12.00	\$14.00	\$22.00	\$28.00	\$34.00	\$39.00	\$43.00	\$47.00	
	Bottle Gas									
	Electric	\$25.00	\$29.00	\$37.00	\$45.00	\$53.00	\$61.00	\$66.00	\$70.00	
	Fuel Oil									
Water		N/A								
Sewer										
Trash Collection										
Other specify: Natural Gas Charge \$-7.12		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	
Range /Microwave										
Refrigerator										
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.						Utility/Service/Appliance		Allowance		
Head of Household Name						Heating				
						Cooking				
						Other Electric				
						Air Conditioning				
Unit Address						Water Heating				
						Water				
						Sewer				
						Trash Collection				
						Other				
Number of Bedrooms						Range/Microwave				
						Refrigerator				
						Total				



adapted from form HUD-52667
(04/2023)

Utility Allowance Schedule

**U.S. Department of Housing and Urban
Development**

OMB Approval No. 2577-0169
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Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Housing Authorities of the City & County of Fresno, CA		Unit Type: Multi-Family Mid-Rise (5 or More Units) (LIHTC)					Date (mm/dd/yyyy) 01/01/2025			
Utility of Service Energy Efficient	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	
		Heating	Natural Gas	\$22.00	\$26.00	\$30.00	\$32.00	\$36.00	\$37.00	\$41.00
	Bottle Gas									
	Electric	\$19.00	\$22.00	\$28.00	\$34.00	\$40.00	\$45.00	\$49.00	\$53.00	
	Electric Heat Pump	\$16.00	\$19.00	\$23.00	\$26.00	\$28.00	\$31.00	\$34.00	\$36.00	
	Fuel Oil									
Cooking	Natural Gas	\$4.00	\$6.00	\$8.00	\$10.00	\$12.00	\$16.00	\$18.00	\$20.00	
	Bottle Gas									
	Electric	\$9.00	\$10.00	\$14.00	\$19.00	\$23.00	\$28.00	\$30.00	\$32.00	
Other Electric	<i>(Includes California Climate Credit)</i>	\$23.00	\$29.00	\$43.00	\$58.00	\$73.00	\$88.00	\$97.00	\$106.00	
Air Conditioning		\$18.00	\$21.00	\$29.00	\$37.00	\$45.00	\$53.00	\$57.00	\$61.00	
Water Heating	Natural Gas	\$10.00	\$12.00	\$16.00	\$22.00	\$28.00	\$32.00	\$34.00	\$36.00	
	Bottle Gas									
	Electric	\$20.00	\$23.00	\$29.00	\$36.00	\$42.00	\$49.00	\$53.00	\$56.00	
	Fuel Oil									
Water		N/A								
Sewer										
Trash Collection										
Other specify: Natural Gas Charge \$-7.12		-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	-\$7.00	
Range /Microwave										
Refrigerator										
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.						Utility/Service/Appliance		Allowance		
Head of Household Name						Heating				
						Cooking				
						Other Electric				
						Air Conditioning				
Unit Address						Water Heating				
						Water				
						Sewer				
						Trash Collection				
						Other				
Number of Bedrooms						Range/Microwave				
						Refrigerator				
						Total				



adapted from form HUD-52667
(04/2023)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Group A
OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Housing Authorities of The City & County of Fresno, CA		Unit Type: Multi-Family (Apartment)					Date (mm/dd/yyyy) 01/01/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas <i>(PG&E)</i> <i>(Includes Climate Credit)</i>	\$21.00	\$24.00	\$28.00	\$32.00	\$36.00	\$40.00	
	Natural Gas <i>(SoCal Gas)</i> <i>(Includes Climate Credit)</i>	\$19.00	\$21.00	\$23.00	\$25.00	\$27.00	\$29.00	
	Bottle Gas	\$49.00	\$55.00	\$65.00	\$72.00	\$78.00	\$85.00	
	Electric	\$23.00	\$27.00	\$34.00	\$41.00	\$48.00	\$55.00	
	Electric Heat Pump	\$20.00	\$23.00	\$28.00	\$31.00	\$35.00	\$38.00	
	Fuel Oil							
Cooking	Natural Gas <i>(avg)</i>	\$5.00	\$5.00	\$8.00	\$9.00	\$12.00	\$14.00	
	Bottle Gas	\$10.00	\$10.00	\$16.00	\$23.00	\$29.00	\$33.00	
	Electric	\$10.00	\$12.00	\$18.00	\$23.00	\$29.00	\$34.00	
Other Electric	<i>(Includes Climate Credit)</i>	\$30.00	\$37.00	\$55.00	\$73.00	\$91.00	\$114.00	
Air Conditioning		\$22.00	\$25.00	\$35.00	\$45.00	\$55.00	\$64.00	
Water Heating	Natural Gas <i>(avg)</i>	\$9.00	\$11.00	\$15.00	\$20.00	\$26.00	\$30.00	
	Bottle Gas	\$23.00	\$26.00	\$36.00	\$46.00	\$62.00	\$72.00	
	Electric	\$24.00	\$28.00	\$36.00	\$44.00	\$52.00	\$59.00	
	Fuel Oil							
Water		See Attached Water, Sewer, & Trash Collection Schedule						
Sewer								
Trash Collection								
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Head of Household Name			
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			



adapted from form HUD-52667
(04/2023)

The Nelrod Company 8/2024 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

**U.S. Department of Housing and Urban
Development**
Office of Public and Indian Housing

Group A
OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Housing Authorities of The City & County of Fresno, CA		Unit Type: Multi-Family (Apartment)				Date (mm/dd/yyyy) 01/01/2025	
Utility of Service	Fuel Type	6 BR	7 BR				
Heating	Natural Gas <i>(PG&E)</i> <i>(Includes Climate Credit)</i>	\$44.00	\$48.00				
	Natural Gas <i>(SoCal Gas)</i> <i>(Includes Climate Credit)</i>	\$31.00	\$33.00				
	Bottle Gas	\$91.00	\$101.00				
	Electric	\$60.00	\$64.00				
	Electric Heat Pump	\$41.00	\$44.00				
	Fuel Oil						
Cooking	Natural Gas <i>(avg)</i>	\$15.00	\$17.00				
	Bottle Gas	\$36.00	\$39.00				
	Electric	\$37.00	\$39.00				
Other Electric	<i>(Includes Climate Credit)</i>	\$125.00	\$137.00				
Air Conditioning		\$69.00	\$74.00				
Water Heating	Natural Gas <i>(avg)</i>	\$33.00	\$36.00				
	Bottle Gas	\$78.00	\$85.00				
	Electric	\$64.00	\$69.00				
	Fuel Oil						
Water		See Attached Water, Sewer, & Trash Collection Schedule					
Sewer							
Trash Collection							
Range /Microwave		\$11.00	\$11.00				
Refrigerator		\$12.00	\$12.00				
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range /Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

Schedule A.2 page 1 of 4
Utility Allowance Schedule

See Public Reporting and Instructions on back.

**U.S. Department of Housing and Urban
 Development**
 Office of Public and Indian Housing

Group A
 OMB Approval No. 2577-0169
 (exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Housing Authorities of the City & County of Fresno, CA		Unit Type: Apartment				Date (mm/dd/yyyy) 01/01/2025	
Utility of Service Rio Villas	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottle Gas						
	Electric		\$126.00	\$200.00			
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric		\$8.00	\$8.00			
Other Electric	<i>(Includes Climate Credit)</i>		\$42.00	\$50.00			
Air Conditioning			\$29.00	\$40.00			
Water Heating	Natural Gas						
	Bottle Gas						
	Electric		\$32.00	\$32.00			
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Range /Microwave							
Refrigerator							
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
 (04/2023)

The Nelrod Company 11/2024 Update

Schedule A.2 page 2 of 4
Utility Allowance Schedule

See Public Reporting and Instructions on back.

**U.S. Department of Housing and Urban
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Group A
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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Housing Authorities of the City & County of Fresno, CA		Unit Type: Apartment				Date (mm/dd/yyyy) 01/01/2025	
Utility of Service Solivita Commons	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Electric Heat Pump		\$16.00	\$19.00	\$25.00		
	Fuel Oil						
Cooking	Natural Gas		\$10.00	\$14.00	\$14.00		
	Bottle Gas						
	Electric						
Other Electric		\$36.00	\$44.00	\$54.00			
Air Conditioning			\$9.00	\$12.00	\$15.00		
Water Heating	Natural Gas		\$6.00	\$8.00	\$8.00		
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge -\$9.20			-\$9.00	-\$9.00	-\$9.00		
Other specify: Natural Gas -\$7.12			-\$7.00	-\$7.00	-\$7.00		
Range /Microwave							
Refrigerator							
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



Schedule A.2 page 3 of 4
Utility Allowance Schedule

See Public Reporting and Instructions on back.

**U.S. Department of Housing and Urban
 Development**
 Office of Public and Indian Housing

Group A
 OMB Approval No. 2577-0169
 (exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Housing Authority of the City & County of Fresno, CA		Unit Type: Apartment				Date (mm/dd/yyyy) 01/01/2025	
Utility of Service Alegre Commons	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Electric Heat Pump		\$23.00	\$19.00	\$23.00		
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric		\$8.00	\$9.00	\$10.00		
Other Electric	<i>Includes Climate Credit</i>		\$51.00	\$62.00	\$85.00		
Air Conditioning			\$8.00	\$8.00	\$7.00		
Water Heating	Natural Gas						
	Bottle Gas						
	Electric		\$33.00	\$42.00	\$55.00		
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Range /Microwave							
Refrigerator							
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		



The Nelrod Company 11/2024 Update

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 (04/2023)

Schedule A.2 page 4 of 4
Utility Allowance Schedule

See Public Reporting and Instructions on back.

**U.S. Department of Housing and Urban
 Development**
 Office of Public and Indian Housing

Group A
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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Housing Authorities of the City & County of Fresno, CA		Unit Type: Apartment				Date (mm/dd/yyyy) 01/01/2025	
Utility of Service Linnaea Villas	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Electric Heat Pump		\$5.00	\$5.00	\$7.00		
	Fuel Oil						
Cooking	Natural Gas		\$4.00	\$4.00	\$6.00		
	Bottle Gas						
	Electric						
Other Electric		\$63.00	\$73.00	\$93.00			
Air Conditioning			\$16.00	\$19.00	\$26.00		
Water Heating	Natural Gas						
	Bottle Gas						
	Electric		\$32.00	\$42.00	\$51.00		
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Climate Credit -\$9.20			-\$9.00	-\$9.00	-\$9.00		
Other specify: Natural Gas Climate Credit -\$7.12			-\$7.00	-\$7.00	-\$7.00		
Range /Microwave							
Refrigerator							
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
 (04/2023)

The Nelrod Company 11/2024 Update



HOUSING AUTHORITIES OF THE CITY & COUNTY OF FRESNO, CA
PUBLIC HOUSING
CITY OF FRESNO

PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1

UPDATE 2024

Building Type: Semi-Detached/Duplex

Sequoia Courts, Sierra Plaza, Fairview Heights, Sequoia Courts, Sierra Terrace, DeSoto II CA-06/02,03,04,05,06,07,26						
(EE Equip: Win,WH,CFL)	OBR	1BR	2BR	3BR	4BR	5BR
Monthly Average Totals (Electric, Natural Gas)		\$71.00	\$94.00	\$114.00	\$133.00	\$155.00

Building Type: Detached House

Sierra Plaza, Sierra Terrace, HOP CA-06/03, 06, 17, 23, 25						
(EE Equip: Win,WH,Ins,CFL)	OBR	1BR	2BR	3BR	4BR	5BR
Monthly Average Totals (Electric, Natural Gas)				\$162.00	\$166.00	\$188.00

A monthly average cost of the summer and winter adjustments were used for the electric & natural gas total costs.

- L&A= Lights & Appliances
- H= Space Heating
- WH= Water Heating
- C= Cooking
- EE Equip= Energy Efficient Equipment
- Win= Windows
- Ins= Insulation
- CFL= 100% Fluorescent Lighting



HOUSING AUTHORITIES OF THE CITY & COUNTY OF FRESNO, CA
PUBLIC HOUSING
COUNTY OF FRESNO

PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 2

UPDATE 2024

Building Type: Row House/Townhouse & Semi-Detached/Duplex

<i>Sunset Terrace, Cazares Terrace I, Helsem Terrace, Mendoza Terrace I, Taylor Terrace, Marcelli Terrace, Mendoza Terrace II, Del Rey, Firebaugh Elderly, Laton Apartments, San Joaquin, Biola Apartments, Pinedale Apartments II, Cardella Courts, Pinedale Apartments, DeSoto Gardens CA-28/03,06,07,08,10,11,12,18,19,20,21,22,24,33</i>						
(EE Equip: Win,H,Ins,CFL)	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Totals (Electric, Natural Gas)	\$71.00	\$71.00	\$93.00	\$113.00	\$132.00	\$119.00

Building Type: Detached House

<i>Mendoza Terrace II, Sunset Terrace, Del Rey, Laton Apartments, San Joaquin Apartments, Pinedale Apartments II, Pinedale Apartments, HOP CA-28/12,13,17,18,20,28,34 21,24,32</i>						
(EE Equip: Win,H,Ins,CFL)	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Totals (Electric, Natural Gas)				\$178.00	\$162.00	\$178.00

A monthly average cost of the summer and winter adjustments were used for the electric & natural gas total costs.

L&A= Lights & Appliances
 H= Space Heating
 WH= Water Heating
 C= Cooking

EE Equip= Energy Efficient Equipment
 Win= Windows
 Ins= Insulation
 CFL= 100% Fluorescent Lighting

Individual Relief
Medical Equipment Allowances
Electric Provider: Pacific Gas & Electric

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.254073	\$57.00
Nebulizer	2	75	5	0.254073	\$1.00
Electric Hospital Bed	0.2	200	1	0.254073	\$1.00
Alternating Pressure Pad	24	70	52	0.254073	\$13.00
Low Air-Loss Mattress	24	120	89	0.254073	\$23.00
Power Wheelchair/Scooter	3	360	33	0.254073	\$8.00
Feeding Tube Pump	24	120	89	0.254073	\$23.00
CPAP Machine	10	30	9	0.254073	\$2.00
Leg Compression Pump	24	30	22	0.254073	\$6.00
Dialysis Machine/Equipment	2	710	44	0.254073	\$11.00

Oxygen Concentrator

Use per day varies, assume 12-14 hours a day.

The 5-Liter model uses 400 W, the 3-Liter model uses 320 W.

Nebulizer

A medicine delivery system used mostly for pediatric care.

Used 4-6 times a day for 20 minutes at a time at 75W.

Semi/Fully Electric Hospital Bed

Use depends on adjustments. 200 W.

Alternating Pressure Pad

An air-filled mattress overlay.

Used 24 hours a day for someone who is bed-ridden.

Low Air-Loss Mattress

Takes the place of mattress - air-filled pressurized mattress.

Cycles air around every 15-20 minutes.

Power Wheelchairs and Scooters

Need to be charged approximately 8 hours every 3 days.

Batteries are 120 V, 3 Amp, 360 W.

Feeding Tube Pump (Continuous Feed)

A pump delivers a constant amount of formula throughout the day or night.

CPAP Machine

Used for Sleep Apnea. Machines run only at night for people who have a tendency to stop breathing at night. At maximum pressure use is 40 Watts. On average - 30 Watts.

Leg Compression Pump

Provides intensive compression therapy. Use varies, generally from 8-24 hours daily.

Dialysis Machine/Equipment (Small/Portable)

Filters a patient's blood to remove excess water and waste products. Used 2 hours daily.

Utility Allowance Schedule

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Housing Authorities of The City & County of Fresno, CA		Unit Type: Multi-Family (Apartment)				Date (mm/dd/yyyy) 01/01/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas <i>(PG&E)</i> <i>(Includes Climate Credit)</i>	\$21.00	\$24.00	\$28.00	\$32.00	\$36.00	\$40.00
	Natural Gas <i>(SoCal Gas)</i> <i>(Includes Climate Credit)</i>	\$19.00	\$21.00	\$23.00	\$25.00	\$27.00	\$29.00
	Bottle Gas	\$49.00	\$55.00	\$65.00	\$72.00	\$78.00	\$85.00
	Electric	\$23.00	\$27.00	\$34.00	\$41.00	\$48.00	\$55.00
	Electric Heat Pump	\$20.00	\$23.00	\$28.00	\$31.00	\$35.00	\$38.00
	Fuel Oil						
Cooking	Natural Gas <i>(avg)</i>	\$5.00	\$5.00	\$8.00	\$9.00	\$12.00	\$14.00
	Bottle Gas	\$10.00	\$10.00	\$16.00	\$23.00	\$29.00	\$33.00
	Electric	\$10.00	\$12.00	\$18.00	\$23.00	\$29.00	\$34.00
Other Electric	<i>(Includes Climate Credit)</i>	\$30.00	\$37.00	\$55.00	\$73.00	\$91.00	\$114.00
Air Conditioning		\$22.00	\$25.00	\$35.00	\$45.00	\$55.00	\$64.00
Water Heating	Natural Gas <i>(avg)</i>	\$9.00	\$11.00	\$15.00	\$20.00	\$26.00	\$30.00
	Bottle Gas	\$23.00	\$26.00	\$36.00	\$46.00	\$62.00	\$72.00
	Electric	\$24.00	\$28.00	\$36.00	\$44.00	\$52.00	\$59.00
	Fuel Oil						
Water		See Attached Water, Sewer, & Trash Collection Schedule					
Sewer							
Trash Collection							
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Head of Household Name		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

Utility Allowance Schedule

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Housing Authorities of The City & County of Fresno, CA		Unit Type: Multi-Family (Apartment)				Date (mm/dd/yyyy) 01/01/2025	
Utility of Service	Fuel Type	6 BR	7 BR				
Heating	Natural Gas <i>(PG&E)</i> <i>(Includes Climate Credit)</i>	\$44.00	\$48.00				
	Natural Gas <i>(SoCal Gas)</i> <i>(Includes Climate Credit)</i>	\$31.00	\$33.00				
	Bottle Gas	\$91.00	\$101.00				
	Electric	\$60.00	\$64.00				
	Electric Heat Pump	\$41.00	\$44.00				
	Fuel Oil						
Cooking	Natural Gas <i>(avg)</i>	\$15.00	\$17.00				
	Bottle Gas	\$36.00	\$39.00				
	Electric	\$37.00	\$39.00				
Other Electric	<i>(Includes Climate Credit)</i>	\$125.00	\$137.00				
Air Conditioning		\$69.00	\$74.00				
Water Heating	Natural Gas <i>(avg)</i>	\$33.00	\$36.00				
	Bottle Gas	\$78.00	\$85.00				
	Electric	\$64.00	\$69.00				
	Fuel Oil						
Water		See Attached Water, Sewer, & Trash Collection Schedule					
Sewer							
Trash Collection							
Range /Microwave		\$11.00	\$11.00				
Refrigerator		\$12.00	\$12.00				
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range /Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

Utility Allowance Schedule

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Housing Authorities of The City & County of Fresno, CA		Unit Type Single-Family (Detached House)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas (<i>PG&E</i>) (Includes Climate Credit)	\$32.00	\$38.00	\$44.00	\$48.00	\$54.00	\$60.00
	Natural Gas (<i>SoCal Gas</i>) (Includes Climate Credit)	\$25.00	\$28.00	\$31.00	\$33.00	\$37.00	\$40.00
	Bottle Gas	\$72.00	\$82.00	\$91.00	\$101.00	\$111.00	\$121.00
	Electric	\$48.00	\$56.00	\$64.00	\$72.00	\$80.00	\$90.00
	Electric Heat Pump	\$28.00	\$34.00	\$40.00	\$44.00	\$50.00	\$54.00
	Fuel Oil						
Cooking	Natural Gas (<i>avg</i>)	\$5.00	\$5.00	\$8.00	\$9.00	\$12.00	\$14.00
	Bottle Gas	\$10.00	\$10.00	\$16.00	\$23.00	\$29.00	\$33.00
	Electric	\$10.00	\$12.00	\$18.00	\$23.00	\$29.00	\$34.00
Other Electric	(Includes Climate Credit)	\$48.00	\$59.00	\$85.00	\$117.00	\$150.00	\$183.00
Air Conditioning		\$17.00	\$20.00	\$44.00	\$68.00	\$93.00	\$117.00
Water Heating	Natural Gas (<i>avg</i>)	\$12.00	\$14.00	\$20.00	\$26.00	\$32.00	\$38.00
	Bottle Gas	\$29.00	\$33.00	\$46.00	\$62.00	\$75.00	\$88.00
	Electric	\$30.00	\$35.00	\$45.00	\$55.00	\$65.00	\$74.00
	Fuel Oil						
Water		See Attached Water, Sewer & Trash Collection Schedule					
Sewer							
Trash Collection							
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
Unit Address					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
Number of Bedrooms					Trash Collection		
					Other		
					Range / Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

Schedule B.2 page 4 of 14
Utility Allowance Schedule

See Public Reporting and Instructions on back.

**U.S. Department of Housing and Urban
 Development**
 Office of Public and Indian Housing

Group B
 OMB Approval No. 2577-0169
 (exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Housing Authorities of The City & County of Fresno, CA		Unit Type Single-Family (Detached House)			Date (mm/dd/yyyy)		
Utility of Service	Fuel Type	6 BR	7 BR				
Heating	Natural Gas <i>(PG&E)</i> <i>(Includes Climate Credit)</i>	\$66.00	\$72.00				
	Natural Gas <i>(SoCal Gas)</i> <i>(Includes Climate Credit)</i>	\$43.00	\$46.00				
	Bottle Gas	\$130.00	\$143.00				
	Electric	\$99.00	\$107.00				
	Electric Heat Pump	\$59.00	\$63.00				
	Fuel Oil						
Cooking	Natural Gas <i>(avg)</i>	\$15.00	\$17.00				
	Bottle Gas	\$36.00	\$39.00				
	Electric	\$37.00	\$39.00				
Other Electric	<i>(Includes Climate Credit)</i>	\$201.00	\$217.00				
Air Conditioning		\$127.00	\$136.00				
Water Heating	Natural Gas <i>(avg)</i>	\$41.00	\$45.00				
	Bottle Gas	\$95.00	\$104.00				
	Electric	\$80.00	\$86.00				
	Fuel Oil						
Water		See Attached Water, Sewer & Trash Collection Schedule					
Sewer							
Trash Collection							
Range /Microwave		\$11.00	\$11.00				
Refrigerator		\$12.00	\$12.00				
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
Unit Address					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
Number of Bedrooms					Trash Collection		
					Other		
					Range / Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
 (04/2023)

Individual Relief
Medical Equipment Allowances
Electric Provider: Pacific Gas & Electric

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.254073	\$57.00
Nebulizer	2	75	5	0.254073	\$1.00
Electric Hospital Bed	0.2	200	1	0.254073	\$1.00
Alternating Pressure Pad	24	70	52	0.254073	\$13.00
Low Air-Loss Mattress	24	120	89	0.254073	\$23.00
Power Wheelchair/Scooter	3	360	33	0.254073	\$8.00
Feeding Tube Pump	24	120	89	0.254073	\$23.00
CPAP Machine	10	30	9	0.254073	\$2.00
Leg Compression Pump	24	30	22	0.254073	\$6.00
Dialysis Machine/Equipment	2	710	44	0.254073	\$11.00

Oxygen Concentrator

Use per day varies, assume 12-14 hours a day.

The 5-Liter model uses 400 W, the 3-Liter model uses 320 W.

Nebulizer

A medicine delivery system used mostly for pediatric care.

Used 4-6 times a day for 20 minutes at a time at 75W.

Semi/Fully Electric Hospital Bed

Use depends on adjustments. 200 W.

Alternating Pressure Pad

An air-filled mattress overlay.

Used 24 hours a day for someone who is bed-ridden.

Low Air-Loss Mattress

Takes the place of mattress - air-filled pressurized mattress.

Cycles air around every 15-20 minutes.

Power Wheelchairs and Scooters

Need to be charged approximately 8 hours every 3 days.

Batteries are 120 V, 3 Amp, 360 W.

Feeding Tube Pump (Continuous Feed)

A pump delivers a constant amount of formula throughout the day or night.

CPAP Machine

Used for Sleep Apnea. Machines run only at night for people who have a tendency to stop breathing at night. At maximum pressure use is 40 Watts. On average - 30 Watts.

Leg Compression Pump

Provides intensive compression therapy. Use varies, generally from 8-24 hours daily.

Dialysis Machine/Equipment (Small/Portable)

Filters a patient's blood to remove excess water and waste products. Used 2 hours daily.

Utility or Service		Apartment (Multi-Family)											
		0			1			2			3		
		1/2024	1/2025	Difference	1/2024	1/2025	Difference	1/2024	1/2025	Difference	1/2024	1/2025	Difference
Heating	a PGE Natural Gas (includes climate credit)	\$15	\$21	\$6	\$18	\$24	\$6	\$21	\$28	\$7	\$23	\$32	\$9
	a SoCal Gas Natural Gas (includes monthly charge)	\$21	\$19	(\$2)	\$24	\$21	(\$3)	\$26	\$23	(\$3)	\$29	\$25	(\$4)
	b Bottle Gas/Propane	\$48	\$49	\$1	\$54	\$55	\$1	\$64	\$65	\$1	\$70	\$72	\$2
	c Electric	\$21	\$23	\$2	\$25	\$27	\$2	\$31	\$34	\$3	\$37	\$41	\$4
	d Electric Heat Pump	\$18	\$20	\$2	\$21	\$23	\$2	\$25	\$28	\$3	\$28	\$31	\$3
	e Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Cooking	a Natural Gas (average)	\$4	\$5	\$1	\$4	\$5	\$1	\$7	\$8	\$1	\$8	\$9	\$1
	b Bottle Gas/Propane	\$10	\$10	\$0	\$10	\$10	\$0	\$16	\$16	\$0	\$22	\$23	\$1
	c Electric	\$9	\$10	\$1	\$11	\$12	\$1	\$16	\$18	\$2	\$21	\$23	\$2
Other Electric (Climate Credit, Lights, & Appliances)		\$29	\$30	\$1	\$35	\$37	\$2	\$52	\$55	\$3	\$68	\$73	\$5
Air Conditioning		\$20	\$22	\$2	\$23	\$25	\$2	\$32	\$35	\$3	\$40	\$45	\$5
Water Heating	a Natural Gas	\$8	\$9	\$1	\$9	\$11	\$2	\$13	\$15	\$2	\$17	\$20	\$3
	b Bottle Gas/Propane	\$22	\$23	\$1	\$26	\$26	\$0	\$35	\$36	\$1	\$45	\$46	\$1
	c Electric	\$22	\$24	\$2	\$26	\$28	\$2	\$33	\$36	\$3	\$40	\$44	\$4
	d Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Range / Microwave Tenant-purchasing/leasing		\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0
Refrigerator Tenant-purchasing/leasing		\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0

Utility or Service		Apartment (Multi-Family)											
		4			5			6			7		
		1/2024	1/2025	Difference	1/2024	1/2025	Difference	1/2024	1/2025	Difference	1/2024	1/2025	Difference
Heating	a PGE Natural Gas (includes climate credit)	\$26	\$36	\$10	\$29	\$40	\$11	\$32	\$44	\$12	\$34	\$48	\$14
	a SoCal Gas Natural Gas (includes monthly charge)	\$31	\$27	(\$4)	\$34	\$28	(\$6)	\$36	\$31	(\$5)	\$39	\$33	(\$6)
	b Bottle Gas/Propane	\$77	\$78	\$1	\$83	\$85	\$2	\$89	\$91	\$2	\$99	\$101	\$2
	c Electric	\$44	\$48	\$4	\$50	\$55	\$5	\$54	\$60	\$6	\$58	\$64	\$6
	d Electric Heat Pump	\$31	\$35	\$4	\$34	\$38	\$4	\$37	\$41	\$4	\$40	\$44	\$4
	e Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Cooking	a Natural Gas (average)	\$10	\$12	\$2	\$12	\$14	\$2	\$13	\$15	\$2	\$14	\$17	\$3
	b Bottle Gas/Propane	\$29	\$29	\$0	\$32	\$33	\$1	\$35	\$36	\$1	\$38	\$39	\$1
	c Electric	\$26	\$29	\$3	\$31	\$34	\$3	\$33	\$37	\$4	\$36	\$39	\$3
Other Electric (Climate Credit, Lights, & Appliances)		\$84	\$91	\$7	\$105	\$114	\$9	\$115	\$125	\$10	\$125	\$137	\$12
Air Conditioning		\$49	\$55	\$6	\$58	\$64	\$6	\$63	\$69	\$6	\$67	\$74	\$7
Water Heating	a Natural Gas	\$22	\$26	\$4	\$26	\$30	\$4	\$29	\$33	\$4	\$31	\$36	\$5
	b Bottle Gas/Propane	\$61	\$62	\$1	\$70	\$72	\$2	\$77	\$78	\$1	\$83	\$85	\$2
	c Electric	\$47	\$52	\$5	\$54	\$59	\$5	\$58	\$64	\$6	\$62	\$69	\$7
	d Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Range / Microwave Tenant-purchasing/leasing		\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0
Refrigerator Tenant-purchasing/leasing		\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0

Utility or Service		Detached House (Single-Family)											
		0			1			2			3		
		1/2024	1/2025	Difference	1/2024	1/2025	Difference	1/2024	1/2025	Difference	1/2024	1/2025	Difference
Heating	a PGE Natural Gas (includes climate credit)	\$23	\$32	\$9	\$27	\$38	\$11	\$32	\$44	\$12	\$34	\$48	\$14
	a SoCal Gas Natural Gas (includes monthly charge)	\$29	\$25	(\$4)	\$32	\$28	(\$4)	\$36	\$31	(\$5)	\$39	\$33	(\$6)
	b Bottle Gas/Propane	\$70	\$72	\$2	\$80	\$82	\$2	\$89	\$91	\$2	\$99	\$101	\$2
	c Electric	\$43	\$48	\$5	\$51	\$56	\$5	\$58	\$64	\$6	\$65	\$72	\$7
	d Electric Heat Pump	\$26	\$28	\$2	\$30	\$34	\$4	\$36	\$40	\$4	\$40	\$44	\$4
	e Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Cooking	a Natural Gas (average)	\$4	\$5	\$1	\$4	\$5	\$1	\$7	\$8	\$1	\$8	\$9	\$1
	b Bottle Gas/Propane	\$10	\$10	\$0	\$10	\$10	\$0	\$16	\$16	\$0	\$22	\$23	\$1
	c Electric	\$8	\$10	\$2	\$11	\$12	\$1	\$16	\$18	\$2	\$21	\$23	\$2
Other Electric (Climate Credit, Lights, & Appliances)		\$46	\$48	\$2	\$55	\$59	\$4	\$79	\$85	\$6	\$107	\$117	\$10
Air Conditioning		\$15	\$17	\$2	\$18	\$20	\$2	\$40	\$44	\$4	\$62	\$68	\$6
Water Heating	a Natural Gas	\$10	\$12	\$2	\$12	\$14	\$2	\$17	\$20	\$3	\$22	\$26	\$4
	b Bottle Gas/Propane	\$29	\$29	\$0	\$32	\$33	\$1	\$45	\$46	\$1	\$61	\$62	\$1
	c Electric	\$27	\$30	\$3	\$32	\$35	\$3	\$41	\$45	\$4	\$50	\$55	\$5
	d Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Range / Microwave Tenant-purchasing/leasing		\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0
Refrigerator Tenant-purchasing/leasing		\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0

		Detached House (Single-Family)											
Utility or Service		4			5			6			7		
		1/2024	1/2025	Difference	1/2024	1/2025	Difference	1/2024	1/2025	Difference	1/2024	1/2025	Difference
Heating	a PGE Natural Gas (includes climate credit)	\$39	\$54	\$15	\$43	\$60	\$17	\$47	\$66	\$19	\$51	\$72	\$21
	a SoCal Gas Natural Gas (includes monthly charge)	\$42	\$37	(\$5)	\$46	\$40	(\$6)	\$50	\$43	(\$7)	\$53	\$46	(\$7)
	b Bottle Gas/Propane	\$108	\$111	\$3	\$118	\$121	\$3	\$128	\$130	\$2	\$140	\$143	\$3
	c Electric	\$72	\$80	\$8	\$81	\$90	\$9	\$89	\$99	\$10	\$97	\$107	\$10
	d Electric Heat Pump	\$45	\$50	\$5	\$49	\$54	\$5	\$53	\$59	\$6	\$57	\$63	\$6
	e Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Cooking	a Natural Gas (average)	\$10	\$12	\$2	\$12	\$14	\$2	\$13	\$15	\$2	\$14	\$17	\$3
	b Bottle Gas/Propane	\$29	\$29	\$0	\$32	\$33	\$1	\$35	\$36	\$1	\$38	\$39	\$1
	c Electric	\$26	\$29	\$3	\$31	\$34	\$3	\$33	\$37	\$4	\$36	\$39	\$3
Other Electric (Climate Credit, Lights, & Appliances)		\$137	\$150	\$13	\$167	\$183	\$16	\$183	\$201	\$18	\$198	\$217	\$19
Air Conditioning		\$84	\$93	\$9	\$106	\$117	\$11	\$115	\$127	\$12	\$123	\$136	\$13
Water Heating	a Natural Gas	\$27	\$32	\$5	\$33	\$38	\$5	\$36	\$41	\$5	\$39	\$45	\$6
	b Bottle Gas/Propane	\$73	\$75	\$2	\$86	\$88	\$2	\$93	\$95	\$2	\$102	\$104	\$2
	c Electric	\$58	\$65	\$7	\$67	\$74	\$7	\$73	\$80	\$7	\$78	\$86	\$8
	d Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Range / Microwave Tenant-purchasing/leasing		\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0
Refrigerator Tenant-purchasing/leasing		\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0

Comparison of Previous and Current Utility Rates SECTION 8 HCV PROGRAM

HOUSING AUTHORITIES OF THE CITY & COUNTY OF FRESNO, CA

NOTE: Rates in bold print indicate changes and gray print indicates removal.

(We use the absolute value of the changes which gives us the percentage of change.
This is the best way to determine a 10% change in utility rates and charges.)

ELECTRIC

UPDATE 2024

Description	Measure	Rates		Difference	
		8/2023	9/2024	Amount	Percent
Pacific Gas & Electric (EL-1 CARE)					
California Climate Credit*	per month	-\$6.40	-\$9.20	-\$2.80	44%
Tier-1 Total Energy Charges (baseline)	per kwh	0.229685	0.254073	0.024388	11%
Tier-2 Total Energy Charges (101%-400%)	per kwh	0.286447	0.318028	0.031581	12%

Territory R. Baseline quantities remained the same. *Semi-annual climate credit changed from \$38.39 to \$55.17.
Summer: Jun-Sept (4), Baseline 17.7 (0-549), Winter: Oct-May (8), Baseline changed 10.4 (0-322).

NATURAL GAS

Description	Measure	Rates		Difference	
		8/2023	9/2024	Amount	Percent
Pacific Gas & Electric (G-1 CARE)					
California Climate Credit*	per month	-\$4.40	-\$7.12	-\$2.72	62%
Tier-1 Total Energy Charges (baseline)	per therm	1.38579	1.97251	0.58672	43%
Tier-2 Total Energy Charges (excess)	per therm	1.70228	2.36752	0.66524	40%

Territory R. Baseline quantities remained the same. *Annual climate credit changed from \$52.78 to \$85.46.
Summer: Apr - Oct (7), Baseline 0-11 (.36), Winter: Nov - Mar (5), Baseline Wtd Avg 0-45 (0-1.47)

Description	Measure	Rates		Difference	
		8/2023	9/2024	Amount	Percent
Southern California Gas (CARE GR)					
Total Monthly Charges	per month	\$4.08	\$4.08	\$0.00	0%
Tier-1 Total Energy Charges (baseline)	per therm	1.23238	1.05024	-0.18214	-15%
Tier-2 Total Energy Charges. (excess)	per therm	1.58942	1.05400	-0.53542	-34%

Climate Zone 2

Summer: May - Oct, Baseline 0-13 (.424), Winter: Nov - Apr, Baseline Wtd Avg 0-43 (1.40)

BOTTLE GAS/PROPANE

Description	Measure	Rates		Difference	
		8/2023	9/2024	Amount	Percent
Suburban Propane					
Fuel Rate	per gallon	\$2.97	\$2.87	-\$0.10	-4%

Description	Measure	Rates		Difference	
		8/2023	9/2024	Amount	Percent
Ferrellgas					
Fuel Rate	per gallon	\$3.40	\$3.65	\$0.25	8%

Average Propane Fuel Rate	per gallon	\$3.19	\$3.26	\$0.07	3%
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HOUSING AUTHORITIES OF THE CITY & COUNTY OF FRESNO, CA

Water, Sewer and Trash Collection

Section 8 HCV Utility Allowances

All Building Types

		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Biola Community Services District	Water	\$33.00	\$33.00	\$39.00	\$44.00	\$49.00	\$55.00
	Sewer	\$56.00	\$56.00	\$56.00	\$56.00	\$56.00	\$56.00
	Trash	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00
California Waste Service Waste Management <i>(Selma)</i>	Water	\$27.00	\$28.00	\$31.00	\$36.00	\$42.00	\$47.00
	Trash	\$43.00	\$43.00	\$43.00	\$43.00	\$43.00	\$43.00
Caruthers Community Services District Mid Valley Disposal	Water	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
	Sewer	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00
	Trash	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00
City of Clovis	Water	\$31.00	\$31.00	\$33.00	\$34.00	\$36.00	\$38.00
	Sewer	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00
	Trash	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00
City of Coalinga	Water	\$43.00	\$43.00	\$48.00	\$52.00	\$56.00	\$60.00
	Sewer	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
	Trash	\$36.00	\$36.00	\$36.00	\$36.00	\$36.00	\$36.00
Del Rey Community Services District	Water	\$58.00	\$59.00	\$64.00	\$70.00	\$76.00	\$82.00
	Sewer	\$65.00	\$65.00	\$66.00	\$79.00	\$92.00	\$105.00
	Trash	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00
City of Firebaugh <i>(Multi-Family)</i>	Water	\$24.00	\$24.00	\$27.00	\$30.00	\$32.00	\$35.00
	Sewer	\$58.00	\$58.00	\$58.00	\$58.00	\$58.00	\$58.00
City of Firebaugh <i>(Single-Family)</i>	Water	\$23.00	\$23.00	\$26.00	\$28.00	\$31.00	\$34.00
	Sewer	\$58.00	\$58.00	\$58.00	\$58.00	\$58.00	\$58.00
	Trash	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
City of Fresno	Water	\$22.00	\$22.00	\$26.00	\$29.00	\$33.00	\$36.00
	Sewer	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00
	Trash	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
City of Friant Western Solid Waste	Water	\$73.00	\$74.00	\$77.00	\$81.00	\$85.00	\$89.00
	Trash	\$62.00	\$62.00	\$62.00	\$62.00	\$62.00	\$62.00
City of Fowler	Water	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
	Trash	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
City of Huron	Water	\$33.00	\$33.00	\$39.00	\$47.00	\$55.00	\$63.00
	Sewer	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00
	Trash	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
City of Kerman	Water	\$33.00	\$33.00	\$35.00	\$37.00	\$39.00	\$41.00
	Sewer <i>(MF)</i>	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00
	Sewer <i>(SF)</i>	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00
	Trash	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00
City of Kingsburg	Water	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00
	Trash	\$36.00	\$36.00	\$36.00	\$36.00	\$36.00	\$36.00
Laton Community Service District	Water	\$40.00	\$40.00	\$42.00	\$43.00	\$45.00	\$47.00
	Sewer	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00
	Trash	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00

The Nelrod Company 8/2024 Update

City of Mendota	Water	\$58.00	\$58.00	\$58.00	\$58.00	\$58.00	\$58.00
	Sewer	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00
	Trash	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
Olympic Valley Public Services District	Water (MF)	\$86.00	\$88.00	\$103.00	\$119.00	\$134.00	\$150.00
	Sewer (MF)	\$53.00	\$53.00	\$53.00	\$53.00	\$53.00	\$53.00
	Water (SF)	\$112.00	\$113.00	\$117.00	\$122.00	\$126.00	\$131.00
	Sewer (SF)	\$68.00	\$68.00	\$68.00	\$68.00	\$68.00	\$68.00
	Trash	\$62.00	\$62.00	\$62.00	\$62.00	\$62.00	\$62.00
City of Orange Cove	Water	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00
	Sewer	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
	Trash	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
City of Parlier	Water (MF)	\$42.00	\$42.00	\$47.00	\$51.00	\$56.00	\$60.00
	Water (SF)	\$33.00	\$34.00	\$37.00	\$41.00	\$44.00	\$48.00
	Sewer	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
	Trash	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00
Pinedale County Water District	Water (MF)	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00
	Water (SF)	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00
	Sewer	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
	Trash	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00
City of Reedley (Multi-Family)	Water	\$47.00	\$47.00	\$49.00	\$51.00	\$53.00	\$55.00
	Sewer	\$49.00	\$50.00	\$61.00	\$72.00	\$83.00	\$94.00
	Trash	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
City of Reedley (Single-Family)	Water	\$47.00	\$47.00	\$49.00	\$51.00	\$53.00	\$55.00
	Sewer	\$61.00	\$61.00	\$61.00	\$61.00	\$61.00	\$61.00
	Trash	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Riverdale Public Utility District	Water	\$42.00	\$42.00	\$44.00	\$46.00	\$48.00	\$50.00
	Sewer	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00
	Trash	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
City of Sanger (Multi-Family)	Water	\$17.00	\$24.00	\$27.00	\$30.00	\$32.00	\$35.00
	Sewer	\$36.00	\$36.00	\$36.00	\$40.00	\$40.00	\$40.00
	Trash	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
City of Sanger (Single-Family)	Water	\$16.00	\$16.00	\$17.00	\$18.00	\$20.00	\$21.00
	Sewer	\$36.00	\$36.00	\$36.00	\$40.00	\$40.00	\$40.00
	Trash	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
City of San Joaquin	Water	\$46.00	\$46.00	\$48.00	\$49.00	\$50.00	\$52.00
	Sewer	\$43.00	\$43.00	\$43.00	\$43.00	\$43.00	\$43.00
	Trash	\$73.00	\$73.00	\$73.00	\$73.00	\$73.00	\$73.00
Tranquility Irrigation District	Water	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00



adapted from form HUD-52667
(04/2023)

HOUSING AUTHORITIES OF THE CITY & COUNTY OF FRESNO, CA
Water, Sewer and Trash Collection
Section 8 HCV Utility Allowances

All Building Types

		Monthly Dollar Allowances					
		6 BR	7 BR				
Biola Community Services District	Water	\$58.00	\$62.00				
	Sewer	\$56.00	\$56.00				
	Trash	\$32.00	\$32.00				
California Waste Service Waste Management <i>(Selma)</i>	Water	\$51.00	\$54.00				
	Trash	\$43.00	\$43.00				
Caruthers Community Services District Mid Valley Disposal	Water	\$40.00	\$40.00				
	Sewer	\$46.00	\$46.00				
	Trash	\$45.00	\$45.00				
City of Clovis	Water	\$39.00	\$40.00				
	Sewer	\$63.00	\$63.00				
	Trash	\$55.00	\$55.00				
City of Coalinga	Water	\$63.00	\$65.00				
	Sewer	\$23.00	\$23.00				
	Trash	\$36.00	\$36.00				
Del Rey Community Services District	Water	\$86.00	\$90.00				
	Sewer	\$114.00	\$122.00				
	Trash	\$22.00	\$22.00				
City of Firebaugh <i>(Multi-Family)</i>	Water	\$37.00	\$39.00				
	Sewer	\$58.00	\$58.00				
City of Firebaugh <i>(Single-Family)</i>	Water	\$36.00	\$38.00				
	Sewer	\$58.00	\$58.00				
	Trash	\$28.00	\$28.00				
City of Fresno	Water	\$39.00	\$41.00				
	Sewer	\$26.00	\$26.00				
	Trash	\$25.00	\$25.00				
City of Friant Western Solid Waste	Water	\$91.00	\$94.00				
	Trash	\$62.00	\$62.00				
City of Fowler	Water	\$31.00	\$36.00				
	Trash	\$40.00	\$40.00				
City of Huron	Water	\$68.00	\$73.00				
	Sewer	\$26.00	\$26.00				
	Trash	\$24.00	\$24.00				
City of Kerman	Water	\$42.00	\$43.00				
	Sewer <i>(MF)</i>	\$26.00	\$26.00				
	Sewer <i>(SF)</i>	\$35.00	\$0.00				
	Trash	\$26.00	\$26.00				
City of Kingsburg	Water	\$32.00	\$33.00				
	Trash	\$36.00	\$36.00				
Laton Community Service District	Water	\$48.00	\$49.00				
	Sewer	\$46.00	\$46.00		adapted from form	HUD-52667	
	Trash	\$28.00	\$28.00				(04/2023)

City of Mendota	Water	\$58.00	\$58.00				
	Sewer	\$38.00	\$38.00				
	Trash	\$28.00	\$28.00				
Olympic Valley Public Services District	Water (MF)	\$160.00	\$170.00				
	Sewer (MF)	\$53.00	\$53.00				
	Water (SF)	\$140.00	\$134.00				
	Sewer (SF)	\$68.00	\$68.00				
	Trash	\$62.00	\$62.00				
City of Orange Cove	Water	\$51.00	\$55.00				
	Sewer	\$42.00	\$46.00				
	Trash	\$21.00	\$21.00				
City of Parlier	Water (MF)	\$63.00	\$66.00				
	Water (SF)	\$50.00	\$34.00				
	Sewer	\$40.00	\$40.00				
	Trash	\$26.00	\$26.00				
Pinedale County Water District	Water (MF)	\$22.00	\$22.00				
	Water (SF)	\$29.00	\$29.00				
	Sewer	\$27.00	\$27.00				
	Trash	\$38.00	\$38.00				
City of Reedley (Multi-Family)	Water	\$56.00	\$58.00				
	Sewer	\$101.00	\$109.00				
	Trash	\$30.00	\$30.00				
City of Reedley (Single-Family)	Water	\$56.00	\$58.00				
	Sewer	\$61.00	\$61.00				
	Trash	\$30.00	\$30.00				
Riverdale Public Utility District	Water	\$51.00	\$53.00				
	Sewer	\$49.00	\$49.00				
	Trash	\$25.00	\$25.00				
City of Sanger (Multi-Family)	Water	\$25.00	\$26.00				
	Sewer	\$40.00	\$40.00				
	Trash	\$28.00	\$28.00				
City of Sanger (Single-Family)	Water	\$22.00	\$23.00				
	Sewer	\$40.00	\$40.00				
	Trash	\$28.00	\$28.00				
City of San Joaquin	Water	\$52.00	\$53.00				
	Sewer	\$43.00	\$43.00				
	Trash	\$73.00	\$73.00				
Tranquility Irrigation District	Water	\$50.00	\$50.00				



adapted from form HUD-52667
(04/2023)

Utility Allowance Schedule

**U.S. Department of Housing and Urban
Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Housing Authorities of the City & County of Fresno, CA		Unit Type: Apartment					Date (mm/dd/yyyy) 01/01/2025	
Utility of Service Kerman Acres	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas				\$21.00	\$32.00		
	Bottle Gas							
	Electric							
	Electric Heat Pump							
	Fuel Oil							
Cooking	Natural Gas							
	Bottle Gas							
	Electric				\$9.00	\$10.00		
Other Electric				\$92.00	\$121.00			
Air Conditioning				\$27.00	\$39.00			
Water Heating	Natural Gas				\$16.00	\$20.00		
	Bottle Gas							
	Electric							
	Fuel Oil							
Water								
Sewer								
Trash Collection								
Other specify: Electric Charge -\$9.20					-\$9.00	-\$9.00		
Other specify: Natural Gas Charge -\$7.12					-\$7.00	-\$7.00		
Range /Microwave								
Refrigerator								
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Head of Household Name		Heating	
Unit Address		Cooking						
		Other Electric						
		Air Conditioning						
		Water Heating						
Number of Bedrooms		Water						
		Sewer						
		Trash Collection						
		Other						
Number of Bedrooms		Range/Microwave						
		Refrigerator						
		Total						



adapted from form HUD-52667
(04/2023)

The Nelrod Company 9/2024 Update

Utility Allowance Schedule

U.S. Department of Housing and Urban Development

OMB Approval No. 2577-0169

(exp. 04/30/2026)

See Public Reporting and Instructions on back.

Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Housing Authorities of the City & County of Fresno, CA		Unit Type: Apartment					Date (mm/dd/yyyy) 01/01/2025	
Utility of Service Pacific Gardens	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas		\$12.00	\$15.00	\$18.00			
	Bottle Gas							
	Electric							
	Electric Heat Pump							
	Fuel Oil							
Cooking	Natural Gas							
	Bottle Gas							
	Electric		\$8.00	\$9.00	\$9.00			
Other Electric			\$59.00	\$71.00	\$83.00			
Air Conditioning			\$18.00	\$24.00	\$31.00			
Water Heating	Natural Gas		\$18.00	\$20.00	\$24.00			
	Bottle Gas							
	Electric							
	Fuel Oil							
Water								
Sewer								
Trash Collection								
Other specify: Electric Charge -\$9.20			-\$9.00	-\$9.00	-\$9.00			
Other specify: Natural Gas Charge -\$7.12			-\$7.00	-\$7.00	-\$7.00			
Range /Microwave								
Refrigerator								
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			



adapted from form HUD-52667 (04/2023)

Utility Allowance Schedule

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Housing Authority of the City & County of Fresno, CA		Unit Type: Row House/Townhouse					Date (mm/dd/yyyy) 01/01/2025	
Utility of Service Yosemite Village	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas		\$5.00	\$21.00	\$21.00	\$23.00		
	Bottle Gas							
	Electric							
	Electric Heat Pump							
	Fuel Oil							
Cooking	Natural Gas		\$4.00	\$4.00	\$6.00	\$6.00		
	Bottle Gas							
	Electric							
Other Electric		\$60.00	\$70.00	\$81.00	\$90.00			
Air Conditioning			\$31.00	\$45.00	\$48.00	\$52.00		
Water Heating	Natural Gas		\$8.00	\$12.00	\$16.00	\$20.00		
	Bottle Gas							
	Electric							
	Fuel Oil							
Water								
Sewer								
Trash Collection								
Other specify: Electric Charge -\$9.20			-\$9.00	-\$9.00	-\$9.00	-\$9.00		
Other specify: Natural Gas Charge -\$7.12			-\$7.00	-\$7.00	-\$7.00	-\$7.00		
Range /Microwave								
Refrigerator								
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
Unit Address					Cooking			
					Other Electric			
Number of Bedrooms					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			



adapted from form HUD-52667
(04/2023)

Schedule B.3 page 4 of 5
Utility Allowance Schedule

See Public Reporting and Instructions on back.

**U.S. Department of Housing and Urban
 Development**
 Office of Public and Indian Housing

Group B
 OMB Approval No. 2577-0169
 (exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Housing Authority of the City & County of Fresno, CA		Unit Type Semi-Detached/Duplex (3-BR) & Detached House (4-BR)				Date (mm/dd/yyyy) 01/01/2025	
Utility of Service Yosemite Village	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas				\$39.00	\$43.00	
	Bottle Gas						
	Electric						
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas				\$6.00	\$6.00	
	Bottle Gas						
	Electric						
Other Electric				\$83.00	\$100.00		
Air Conditioning				\$45.00	\$76.00		
Water Heating	Natural Gas				\$24.00	\$30.00	
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge -\$9.20					-\$9.00	-\$9.00	
Other specify: Natural Gas Charge -\$7.12					-\$7.00	-\$7.00	
Range /Microwave							
Refrigerator							
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range / Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
 (04/2023)



HOUSING AUTHORITIES OF THE CITY & COUNTY OF FRESNO, CA
PUBLIC HOUSING UNITS

PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1

UPDATE 2024

Building Type: Apartment/Multi-Family

Parc Grove Commons II (EE Equip: Win,H,WH,Ins)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)		\$52.00	\$61.00	\$75.00	\$85.00	
Natural Gas (H,WH,C)		\$14.00	\$19.00	\$26.00	\$31.00	
Totals		\$66.00	\$80.00	\$101.00	\$116.00	

A monthly average cost of the summer and winter adjustments were used for the total costs.

L&A= Lights & Appliances

EE Equip= Energy Efficient Equipment

H= Space Heating

Win= Windows

WH= Water Heating

Ins= Insulation

C= Cooking

Note: Public Housing utility allowances are calculated similar to the method used by each utility provider. These allowances are not calculated by end use (like the Section 8 HCV Program), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 12/10/2024
AGENDA ITEM: 6c
SUBJECT: Consideration of Extension to General Services Administration Supplemental Lease Agreement – U.S. Department of Veterans Affairs

AUTHOR: Christina Stokes-Johnson
DEPARTMENT: Real Estate Development
MEMO DATE: 12/3/2024

Executive Summary

At the April 23, 2019 Board Meeting, the Boards authorized entering into a General Services Administration (“GSA”) Supplemental Lease Agreement with the U.S. Department of Veterans Affairs (“VA Hospital”) for a term of up to thirty-five (35) months, which included improvements to the current dirt lot at Parc Grove to allow for 285 parking spaces. Under the terms of the GSA Supplemental Lease Agreement, FH would facilitate the parking and related improvements to be built and provide financing on an interim basis. The VA Hospital would in turn reimburse FH to cover the full parking related improvement costs and operational costs, as well as a construction oversight fee and funds to demolish the pavement and bring the property to its original unimproved condition at the conclusion of the GSA Supplemental Lease term.

Construction of the parking lot was completed on October 5, 2021, and the VA Hospital subsequently fully reimbursed the FH for related project expenses. At the September 27, 2022 Board Meeting, the Boards authorized extending the term of the GSA Supplemental Lease Agreement to August 18, 2025.

The VA Hospital continues to be in great need of addressing their short- and long-term parking demands in order to appropriately continue to serve their veteran clients, staff and other stakeholders, and therefore the VA has requested approval to extend the GSA lease by a term of thirty-six months, through August 18, 2028. In exchange, the VA will provide a monthly lease payment to FH to cover all operating, maintenance, repairs, upkeep, and administrative expenses of the leased premises.

Staff submitted a request to the U.S. Department of Housing and Urban Development (“HUD”) for an interim demolition/disposition amendment to allow for the proposed temporary parking, which received final approval on August 19, 2019. On October 26, 2021, staff received HUD approval to further amend the demolition/demolition approval to January 31, 2025. Staff is recommending that an amendment be submitted to HUD for an extension through August 31, 2030, to allow for a three-year extension with an option to extend for an additional two years. Both the VA Hospital and Fresno Housing hold the option to terminate the lease at any time with a ninety-day notice.

Recommendation

FRESNO HOUSING

It is recommended that the Boards of Commissioners adopt the attached resolution approving the necessary actions:

1. Approve an amendment to the General Services Administration Supplemental Lease Agreement with the U.S. Department of Veterans Affairs which allows for a lease extension through August 18, 2028, for continued use of 2.91 acres of vacant land at the Southwest corner of Clinton Avenue and Angus Street (APN 446-020-42T);
2. Approve a submission to HUD of an amendment to the demolition/disposition plan that provides for a five-year extension, to August 31, 2030, allowing for a three-year extension with an option to extend for an additional two years;
3. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, and/or their designee, to negotiate and execute documents in connection with the approved action.

Fiscal Impact

The proposed annual lease amount is \$256,500 for Year 1, \$273,600 for Year 2, and \$290,700 for Year 3. The lease revenue will cover all estimated operating, maintenance, repairs, upkeep, and administrative expenses incurred by the Agency. Any net proceeds would be used for eligible low income housing purposes as may be allowed by program low income public housing guidelines.

Background Information

The 2.91 acres of vacant land owned by the Housing Authority of the City of Fresno, CA at the Southwest corner of Clinton Avenue and Angus Street (APN 446-020-42T) represent the final acreage associated with the development of 25 acres in four phases known as Parc Grove Commons. Plans for the remaining acreage include additional housing.

Past Board Actions

- April 23, 2019 - Approval to Enter Into General Services Administration Supplemental Lease Agreement - U.S. Department of Veterans Affairs
- August 27, 2019 - Approval of Housing Relinquished Fund Corporation Loan for Parking Lot Construction at Parc Grove Vacant Land
- September 27, 2022 - Approval to Extend General Services Administration Supplemental Lease Agreement to August 18, 2025

RESOLUTION NO. _____

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

**RESOLUTION AUTHORIZING AN EXTENSION TO THE GENERAL SERVICES
ADMINISTRATION SUPPLEMENTAL LEASE AGREEMENT WITH THE U.S.
DEPARTMENT OF VETERANS AFFAIRS FOR 2.91 ACRES OF VACANT LAND LOCATED
AT THE SOUTHWEST CORNER OF CLINTON AVENUE AND ANGUS STREET IN THE
CITY OF FRESNO (APN: 446-020-42T)**

WHEREAS, the Housing Authority of the City of Fresno, California (the “Agency”) desires to support services for low and moderate income households and veterans within a variety of neighborhoods; and,

WHEREAS, the Veterans Affairs Central California Health Care System (the “VA Hospital”) is in need of space for parking for the veterans and other VA stakeholders that are served at their facility; and,

WHEREAS, the Agency has sufficient vacant land directly across the street from the VA Hospital to provide approximately 285 additional parking spaces located at the southwest corner of Clinton Avenue and Angus Street (APN: 446-020-42T); and,

WHEREAS, the Agency entered into a General Services Administration Supplemental Lease Agreement with the VA Hospital to provide for parking in support of their facility clients and other stakeholders on August 19, 2019, for a period of thirty-five (35) months; and,

WHEREAS, the Agency facilitated parking related improvements to the subject property that were completed on October 5, 2021; and,

WHEREAS, the VA Hospital requested and the Agency provided an amendment to the General Service Administration Supplemental Lease Agreement that allowed for an extension of thirty-six (36) months to the lease term, to expire on August 18, 2025; and,

WHEREAS, the VA Hospital has requested and the Agency wishes to provide an amendment to the General Service Administration Supplemental Lease Agreement that would allow for an additional extension of thirty-six (36) months to the lease term, to expire on August 18, 2028; and,

WHEREAS, the proposed lease revenue is set at \$256,500 in Year 1, \$273,600 in Year 2, and \$290,700 in Year 3, which will cover all projected operating, maintenance, repairs, upkeep, and administrative expenses with potential net proceeds to be utilized for eligible affordable housing purposes; and,

WHEREAS, the Agency desires to submit to HUD an amendment to the approved Demolition/Disposition Plan to allow for a five-year extension, to provide for a three-year lease and an option to extend for an additional two years, to August 31, 2030; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California, hereby authorize an amendment to the General Services Administration Supplemental Lease Agreement with the U.S. Department of Veterans Affairs to allow for an term extension of thirty-six (36) months for the use of approximately 2.91 acres of vacant land at the Southwest corner of Clinton Avenue and Angus Street (APN 446-020-42T), authorize a submission to HUD of an amendment to the approved Demolition/Disposition Plan to allow for a five-year extension, to provide for a three-year lease and an option to extend for an additional two years, to August 31, 2030, and further authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, and/or their designee, to negotiate and execute documents in connection with the approved action.

PASSED AND ADOPTED THIS 10TH DAY OF DECEMBER, 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, Secretary of the Boards of Commissioners

BOARD MEMO

TO: Boards of Commissioners **AUTHOR:** Marcos Casarez
FROM: Tyrone Roderick Williams, CEO **DEPARTMENT:** Finance & Procurement Analyst
MEETING DATE: December 10, 2024 **MEMO DATE:** November 25, 2024
AGENDA ITEM: 6d
SUBJECT: Award of Broadband Wi-Fi for the Parlier Migrant Center

Executive Summary

The purpose of this memo is to request approval from the Board to award UnWired Broadband LLC a contract for OMS Broadband WiFi for Parlier Migrant Center in an amount Not-To-Exceed (NTE) of \$576,893.73. Please note that it is typical to budget approximately 5-10% of the contract amount for contingency for any unforeseen and needed change orders.

On March 25th, 2024, staff issued a Request for Proposal (RFP) P23008 for Broadband Wi-Fi Services for the Parlier Migrant Center. Solicitation efforts included publication in the Fresno Bee, Fresno Housing Social Media Platforms, the Fresno Housing's E-procurement website, and public job walks.

The proposed scope of work includes initiating and providing Broadband Wi-Fi infrastructure, access and services at the Parlier Migrant Center; as part of the award received under the current contract with California Department of Housing and Community Development (HCD) and Office of Migrant Services (OMS). The deadline for questions was April 26th, 2024 and the deadline for proposal responses was May 6th, 2024.

The Agency received five (5) proposals for the Broadband Wi-Fi Services project. The proposals were ranked based on the firm's experience, capacity, demonstrated understanding of the Agency's desired goals and objectives, and economic opportunities outreach. Additionally, the firms must have a good professional reputation, the experience, qualifications, and pricing that is most advantageous to the Agency.

Upon review, it was determined that only two (2) proposers were deemed responsive and responsible. These two (2) proposers advanced to the evaluation and interview phases, where UnWired Broadband LLC was identified as the top proposer. As a result, staff recommends awarding the Broadband Wi-Fi for the Parlier Migrant Center project to UnWired Broadband LLC.

The award recommendation is presented for Board approval but remains provisional, pending confirmation of funding availability from the OMS Grant and the successful execution of the OMS contract.

Recommendation

It is recommended that the Boards of Commissioners award the OMS Broadband WiFi for Parlier Migrant Center project contract to the following firm: UnWired Broadband LLC, for an amount Not-To-Exceed (NTE) of \$576,893.73.

FRESNO HOUSING

It is further recommended to authorize Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, Michael Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute the contracts subject to satisfactory review and approval by legal counsel.

Fiscal Impact

Approval of this award in an amount not to exceed \$576,893.73, and 5-10% contingency, enables Fresno Housing to utilize funding received under the current contract with California Department of Housing and Community Development (HCD) and Office of Migrant Services (OMS). This funding will support broadband infrastructure installation and services for up to three years at the Parlier Migrant Center.

Background Information

The Parlier Migrant Center (PMC) located at 8800 S. Academy Ave. in Parlier, CA is a 131-unit migrant farm worker housing complex. The facility is open seasonally to migrant farm workers and their families who have permanent residence over 50 miles from the center's location and who receive at least 50% of their income from agricultural employment. The annual operation and maintenance contract for PMC is funded through a contract with HCD, Office of Migrant Services (OMS). This center is the largest in the state, and has been in operation for several decades.

RESOLUTION NO. _____

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

**RESOLUTION APPROVING THE CONTRACT FOR BROADBAND WIFI SERVICES
WITH UNWIRED BROADBAND LLC FOR PARLIER MIGRANT CENTER**

WHEREAS, the Housing Authority of Fresno County, California (the “Agency”) seeks to expand the development and availability of transitional housing and related services to residents in Fresno County; and,

WHEREAS, the Agency is working with the State of California Housing and Community Development Office of Migrant Services to fund and implement Broadband infrastructure, access and services to the Parlier Migrant Center; and

WHEREAS, the Agency released a Request for Proposals for broadband WiFi services; and

WHEREAS, the Request for Proposals was available on the Agency’s E-procurement website, advertised in the Fresno Bee, and listed with the local Builders Exchange; and

WHEREAS, the Agency has received five (5) proposals from qualified contractors for broadband WiFi services for the Parlier Migrant Center; and

WHEREAS, UnWired Broadband LLC was determined to be responsive and responsible and provided qualifications and prices that were most advantageous to the Agency, pursuant to the Agency’s procurement guidelines; and

WHEREAS, the Agency desires to enter into a contract with UnWired Broadband LLC for broadband WiFi services for the Parlier Migrant Center in an amount that is not to exceed \$576,893.73 with 5-10% contingency.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County do hereby authorize Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, Michael Duarte, Chief Real Estate Officer, and/or their designee, to negotiate and execute the contract for the broadband WiFi services for the Parlier Migrant Center with UnWired Broadband LLC and execute all documents in connection therewith.

PASSED AND ADOPTED THIS 12TH DAY OF NOVEMBER 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, Secretary of the Boards of Commissioners

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 12/10/2024
AGENDA ITEM: 6 e
SUBJECT: Consideration of 2025 Salary Schedule

AUTHOR: Jeff Cardell
DEPARTMENT: Human Resources
MEMO DATE: 12/4/2024

Executive Summary

On an annual basis, the Agency adopts the salary schedule for all positions. We do so to ensure compliance with the requirement to have a publicly available pay schedule used to determine pay rates that is approved and adopted by the Boards in accordance with requirements of applicable public meeting laws.

Recommendation

It is recommended that the Boards of Commissioners approve and adopt the attached 2025 Salary Schedule by approving the respective resolutions.

Fiscal Impact

Adoption of the 2025 salary schedule does not have an impact on the adopted 2025 budget.

Background Information

The 2025 Salary Schedule reflects the negotiated salary increase, for represented employees, effective January 1, 2025. In addition, the 2025 Salary Schedule reflects the January 1, 2025, increase in the minimum wage, recognizes the change in title of positions and new job titles added due to reclassification or revision of job descriptions.

Finally, this item is before the Boards because the California Public Employees' Retirement System (CalPERS) requires that our Salary Schedules be publicly available and that they are approved and adopted by the governing bodies.

RESOLUTION NO. _____

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

RESOLUTION TO APPROVE AND ADOPT THE 2025 SALARY SCHEDULE

WHEREAS, the California Public Retirement Employees' Retirement System (CalPERS) requires participating agencies to have a publicly available pay schedule that is duly approved and adopted by the Agency's governing body; and,

WHEREAS, the 2024 salary schedule was approved by the Board at a regularly scheduled meeting on January 23, 2024; and

WHEREAS, the salary schedule prepared for 2025 includes salary range adjustments, title changes and the addition of a new represented job title and salary range;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno does hereby approve and adopt the 2025 Salary Schedule.

PASSED AND ADOPTED THIS 10th day of December, 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, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

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

RESOLUTION TO APPROVE AND ADOPT THE 2025 SALARY SCHEDULE

WHEREAS, the California Public Retirement Employees' Retirement System (CalPERS) requires participating agencies to have a publicly available pay schedule that is duly approved and adopted by the Agency's governing body; and,

WHEREAS, the 2024 salary schedule was approved by the Board at a regularly scheduled meeting on January 23, 2024; and

WHEREAS, the salary schedule prepared for 2025 includes salary range adjustments, title changes and the addition of a new represented job title and salary range;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno does hereby approve and adopt the 2025 Salary Schedule.

PASSED AND ADOPTED THIS 10th day of December, 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, Secretary of the Boards of Commissioners

**Represented Salary Schedule
 January 1, 2025 - December 31, 2025**

Job Title	Classification	Step 1	Step 2	Step 3	Step 4	Step 5
Accounting Specialist	Specialist	\$ 51,154.05	\$ 53,711.75	\$ 56,397.34	\$ 59,217.20	\$ 62,178.07
Client Services Specialist	Specialist	\$ 54,246.66	\$ 56,958.99	\$ 59,806.94	\$ 62,797.29	\$ 65,937.16
Compliance Assistant	Assistant	\$ 44,084.68	\$ 46,288.91	\$ 48,603.35	\$ 51,033.53	\$ 53,585.21
Custodian	Assistant	\$ 44,084.68	\$ 46,288.91	\$ 48,603.35	\$ 51,033.53	\$ 53,585.21
Customer Service Assistant	Assistant	\$ 44,084.68	\$ 46,288.91	\$ 48,603.35	\$ 51,033.53	\$ 53,585.21
Housing Navigator	Senior Specialist	\$ 56,958.84	\$ 59,806.79	\$ 62,797.12	\$ 65,936.98	\$ 69,233.83
Housing Quality Inspector	Specialist	\$ 54,246.66	\$ 56,958.99	\$ 59,806.94	\$ 62,797.29	\$ 65,937.16
Housing Specialist	Specialist	\$ 51,663.99	\$ 54,247.19	\$ 56,959.54	\$ 59,807.53	\$ 62,797.91
HQS Inspections Scheduler	Specialist	\$ 49,186.58	\$ 51,645.91	\$ 54,228.20	\$ 56,939.61	\$ 59,786.60
Leasing Specialist	Specialist	\$ 54,246.66	\$ 56,958.99	\$ 59,806.94	\$ 62,797.29	\$ 65,937.16
Maintenance Assistant	Assistant	\$ 44,084.68	\$ 46,288.91	\$ 48,603.35	\$ 51,033.53	\$ 53,585.21
Maintenance Lead	Senior Specialist	\$ 56,958.84	\$ 59,806.79	\$ 62,797.12	\$ 65,936.98	\$ 69,233.83
Maintenance Specialist	Senior Specialist	\$ 56,958.84	\$ 59,806.79	\$ 62,797.12	\$ 65,936.98	\$ 69,233.83
Maintenance Technician	Specialist	\$ 51,663.99	\$ 54,247.19	\$ 56,959.54	\$ 59,807.53	\$ 62,797.91
Market Specialist	Specialist	\$ 54,246.66	\$ 56,958.99	\$ 59,806.94	\$ 62,797.29	\$ 65,937.16
Office Assistant	Assistant	\$ 44,084.68	\$ 46,288.91	\$ 48,603.35	\$ 51,033.53	\$ 53,585.21
Owner Services Specialist	Specialist	\$ 51,663.99	\$ 54,247.19	\$ 56,959.54	\$ 59,807.53	\$ 62,797.91
Program Integrity Specialist	Specialist	\$ 51,663.99	\$ 54,247.19	\$ 56,959.54	\$ 59,807.53	\$ 62,797.91
Property Specialist I	Specialist	\$ 49,186.58	\$ 51,645.91	\$ 54,228.20	\$ 56,939.61	\$ 59,786.60
Property Specialist II	Specialist	\$ 51,663.99	\$ 54,247.19	\$ 56,959.54	\$ 59,807.53	\$ 62,797.91
Quality Assurance Specialist	Specialist	\$ 49,186.58	\$ 51,645.91	\$ 54,228.20	\$ 56,939.61	\$ 59,786.60
Receptionist	Assistant	\$ 44,084.68	\$ 46,288.91	\$ 48,603.35	\$ 51,033.53	\$ 53,585.21
Senior Client Services Specialist	Senior Specialist	\$ 56,958.84	\$ 59,806.79	\$ 62,797.12	\$ 65,936.98	\$ 69,233.83
Senior Property Specialist	Senior Specialist	\$ 56,958.84	\$ 59,806.79	\$ 62,797.12	\$ 65,936.98	\$ 69,233.83
Waitlist Specialist	Specialist	\$ 51,663.99	\$ 54,247.19	\$ 56,959.54	\$ 59,807.53	\$ 62,797.91

Unrepresented Salary Schedule
January 1, 2025 - December 31, 2025

Position Title	Classification	Annual Minimum	Annual Maximum
Chief Executive Officer	Chief	\$ 262,500	\$ 342,800
Deputy Executive Director		\$ 201,150	\$ 268,200
Chief Real Estate Officer		\$ 189,975	\$ 253,300
Chief Housing Choice Programs & Initiatives		\$ 154,548	\$ 206,064
Chief Inclusion & Empowerment Officer		\$ 154,548	\$ 206,064
Director of Real Estate Development	Director	\$ 151,980	\$ 202,640
Director of Finance & Accounting		\$ 135,000	\$ 180,000
Director of Human Resources		\$ 131,250	\$ 175,000
Director of Housing Choice Programs		\$ 126,000	\$ 168,000
Director of Property Management		\$ 126,000	\$ 168,000
Assistant Director - Real Estate Development	Assistant Director	\$ 121,584	\$ 162,112
Assistant Director - Finance (Controller)		\$ 108,000	\$ 144,000
Assistant Director - Housing Choice Programs		\$ 105,000	\$ 140,000
Assistant Director - Property Management		\$ 105,000	\$ 140,000
Assistant Director - Resident Empowerment		\$ 104,760	\$ 139,680
Senior Asset Manager	Senior Manager	\$ 109,426	\$ 145,901
Senior Manager - Real Estate Development		\$ 109,426	\$ 145,901
Senior Manager - Information Technology & Systems		\$ 101,250	\$ 135,000
Senior Manager - Human Resources		\$ 99,000	\$ 132,000
Senior Manager - Communications		\$ 97,200	\$ 129,600
Senior Manager - Housing Choice Voucher Program		\$ 94,500	\$ 126,000
Senior Manager - Property Management		\$ 94,500	\$ 126,000
Senior Manager - Strategic Initiatives & Partnerships		\$ 94,284	\$ 125,712
Senior Manager - Resident Empowerment	\$ 89,250	\$ 119,000	
Construction Manager	Manager	\$ 98,483	\$ 131,311
Real Estate Development Manager		\$ 98,483	\$ 131,311
Information Technology & Systems Manager		\$ 91,125	\$ 121,500
Accounting Manager		\$ 91,125	\$ 121,500
Finance Manager		\$ 91,125	\$ 121,500
Asset Manager		\$ 88,635	\$ 118,180
Communications Manager		\$ 86,400	\$ 115,200
District Manager		\$ 85,050	\$ 113,400
Maintenance & Capital Improvements Manager		\$ 85,050	\$ 113,400
Housing Programs Manager		\$ 85,050	\$ 113,400
Human Resources Manager		\$ 84,150	\$ 112,200
Area Manager		\$ 76,545	\$ 102,060
Compliance Manager (PMD)		\$ 75,600	\$ 100,800
Quality Assurance Manager (HCV)		\$ 75,600	\$ 100,800
Resident Empowerment Manager		\$ 75,427	\$ 100,570
Senior Data Systems Administrator	Senior Analyst	\$ 82,013	\$ 109,350
Senior Systems & Security Administrator		\$ 82,013	\$ 109,350
Senior Construction Project Manager (RED)		\$ 79,771	\$ 106,362
Senior Analyst - Asset Management		\$ 79,771	\$ 106,362
Senior Analyst - Real Estate Development		\$ 79,771	\$ 106,362
Senior Development Analyst - Special Projects		\$ 79,771	\$ 106,362
Senior Project Manager		\$ 79,771	\$ 106,362
Learning & Development Manager		\$ 75,735	\$ 100,980
Senior Analyst - Human Resources		\$ 75,735	\$ 100,980
Senior Accountant		\$ 73,440	\$ 97,920
Assistant Manager - Housing Choice Voucher		\$ 68,891	\$ 91,854
Senior Analyst - Property Management		\$ 68,891	\$ 91,854
Senior QA Analyst (HCV)		\$ 68,891	\$ 91,854
Senior Compliance Analyst (PMD)		\$ 68,891	\$ 91,854
Senior Construction Project Manager (PMD)		\$ 68,891	\$ 91,854
Senior PBV Analyst		\$ 68,891	\$ 91,854
Senior SHOPE Analyst		\$ 67,884	\$ 90,513
Senior Analyst - Resident Empowerment		\$ 67,884	\$ 90,513

Unrepresented Salary Schedule
January 1, 2025 - December 31, 2025

Position Title	Classification	Annual Minimum	Annual Maximum
Data Systems Administrator	Analyst	\$ 73,811	\$ 98,415
Systems & Security Administrator		\$ 73,811	\$ 98,415
Systems Administrator		\$ 73,811	\$ 98,415
Asset Management Analyst		\$ 71,794	\$ 95,726
Community Development Analyst		\$ 71,794	\$ 95,726
Community Planning Analyst		\$ 71,794	\$ 95,726
Construction Compliance Analyst		\$ 71,794	\$ 95,726
Construction Project Manager (RED)		\$ 71,794	\$ 95,726
Project Manager		\$ 71,794	\$ 95,726
Finance & Procurement Analyst		\$ 66,096	\$ 88,128
Accountant		\$ 66,096	\$ 88,128
Human Resources Analyst		\$ 63,750	\$ 85,000
Training & Development Analyst		\$ 63,750	\$ 85,000
Procurement Analyst		\$ 63,450	\$ 84,600
Inspections Supervisor		\$ 62,002	\$ 82,669
Intake, Leasing & Case Management Supervisor		\$ 62,002	\$ 82,669
Owner Services Supervisor		\$ 62,002	\$ 82,669
Maintenance Supervisor		\$ 62,002	\$ 82,669
Maintenance & Constuction Project Manager		\$ 62,002	\$ 82,669
Community Manager		\$ 62,002	\$ 82,669
Quality Assurance Analyst (HCV)		\$ 62,002	\$ 82,669
Compliance Analyst (PMD)		\$ 62,002	\$ 82,669
Information Management Systems (HMIS) Analyst		\$ 61,096	\$ 81,461
Program Analyst - Strategic Initiatives		\$ 61,096	\$ 81,461
Communications Project Manager		\$ 60,230	\$ 80,307
Data Systems Coordinator	Coordinator	\$ 59,049	\$ 78,732
Information Technology Help Desk Coordinator		\$ 59,049	\$ 78,732
Asset Management Coordinator		\$ 57,435	\$ 76,580
Assistant Project Manager (RED)		\$ 57,435	\$ 76,580
Assistant Construction Project Manager (RED)		\$ 57,435	\$ 76,580
Community Development Coordinator		\$ 57,435	\$ 76,580
Construction Compliance Coordinator		\$ 57,435	\$ 76,580
Procurement Coordinator		\$ 57,105	\$ 76,140
Administrative Coordinator (Executive Office)		\$ 55,397	\$ 73,862
Fiscal Services Coordinator		\$ 52,877	\$ 70,502
Payroll Coordinator		\$ 52,877	\$ 70,502
Assistant Project Manager (PMD)		\$ 52,701	\$ 70,268
Relocation Coordinator (PMD)		\$ 52,701	\$ 70,268
Administrative Coordinator (HCV)		\$ 52,701	\$ 70,268
Quality Assurance Coordinator (HCV)		\$ 52,701	\$ 70,268
Compliance Coordinator (PMD)		\$ 52,701	\$ 70,268
Outreach & Communications Coordinator		\$ 51,195	\$ 68,261
Human Resources Coordinator		\$ 51,000	\$ 68,000
Administrative Coordinator - Special Projects		\$ 49,875	\$ 66,500
HMIS Data Quality Coordinator		\$ 49,875	\$ 66,500
HMIS Training Coordinator		\$ 49,875	\$ 66,500
Program Coordinator - Self Sufficiency		\$ 49,875	\$ 66,500
Program Coordinator - Housing Stability		\$ 49,875	\$ 66,500
Program Coordinator - Resident Empowerment		\$ 49,875	\$ 66,500
Program Coordinator - Strategic Initiatives		\$ 49,875	\$ 66,500
Voucher Incentive Coordinator	\$ 49,875	\$ 66,500	
Administrative Assistant - Real Estate Development	Clerical	\$ 45,948	\$ 61,264
Administrative Assistant - Outreach & Communications		\$ 44,317	\$ 59,090
Administrative Assistant - Human Resources		\$ 43,350	\$ 57,800
Accounting Assistant		\$ 42,301	\$ 56,402
Administrative Assistant - Executive Office		\$ 41,548	\$ 55,397
Intern	Intern (PT/Hourly)	\$ 16.50	\$ 20.63

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 12/10/2024
AGENDA ITEM: 6f
SUBJECT: Consideration of the Investment Policy

AUTHOR: Nicole Diaz
DEPARTMENT: Finance & Accounting
MEMO DATE: 12/4/2024

Executive Summary

The purpose of this memo is to request approval from the Boards of Commissioners to adopt the Agency's Investment Policy. The Investment Policy states the investment options available to the Agency, as authorized by 24 CFR Part 85 Subpart C, the Annual Contribution Contract (ACC), the General Depository Agreement (FORM HUD-51999), HUD Notice 96-33 as extended by HUD Notice 02-13, and as authorized by California Government Code. The current Investment Policy elections represent a conservative investment strategy.

The Board of Commissioners adopted the current version of the Investment Policy on July 23, 2019. No changes have been made to this policy since last adopted. This policy is being brought to the Board of Commissioners for annual review and approval, as required by California Government Code Section 53601.

Fiscal Impact

There is no fiscal impact.

Recommendation

It is recommended that the Boards of Commissioners approve and adopt the Investment Policy as represented.

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

RESOLUTION NO:

**RESOLUTION TO ADOPT THE INVESTMENT POLICY
HOUSING AUTHORITY OF THE CITY OF FRESNO**

WHEREAS, the Housing Authority of the City of Fresno adopted the current Investment Policy on July 23, 2019, and,

WHEREAS, the Investment Policy references “The specific requirements for the investment of HUD funds are found in 24 CFR Part 85 Subpart C, the Annual Contribution Contract (ACC), the General Depository Agreement (FORM HUD-51999) and HUD Notice 96-33 as extended by HUD Notice 02-13.” and,

WHEREAS, the Investment Policy has been brought before the Board for an annual review as required by the aforementioned regulations and California Government Code Section 53601,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno adopt the Investment Policy as presented.

PASSED AND ADOPTED THIS 10th day of December 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, Secretary of the Board of Commissioners

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

RESOLUTION NO:

**RESOLUTION TO ADOPT THE INVESTMENT POLICY
HOUSING AUTHORITY OF FRESNO COUNTY**

WHEREAS, the Housing Authority of Fresno County adopted the current Investment Policy on July 23, 2019, and,

WHEREAS, the Investment Policy references “The specific requirements for the investment of HUD funds are found in 24 CFR Part 85 Subpart C, the Annual Contribution Contract (ACC), the General Depository Agreement (FORM HUD-51999) and HUD Notice 96-33 as extended by HUD Notice 02-13.” and,

WHEREAS, the Investment Policy has been brought before the Board for an annual review as required by the aforementioned regulations and California Government Code Section 53601,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County adopt the Investment Policy as presented.

PASSED AND ADOPTED THIS 10th day of December 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, Secretary of the Board of Commissioners

INVESTMENT POLICY AND GUIDELINES

It is the purpose of this policy to establish procedures and guidelines for the investment of funds not needed for immediate day-to-day operations as they pertain to the Housing Authority of the City of Fresno and the Housing Authority of Fresno County (the "Agency"). This policy is intended to comply with the California Government Code Sections 53600-53609 and 53630-53686 as currently written. The specific requirements for the investment of HUD funds are found in 24 CFR Part 85 Subpart C, the Annual Contribution Contract (ACC), the General Depository Agreement (FORM HUD-51999) and HUD Notice 96-33 as extended by HUD Notice 02-13. It recognizes that Federal grant and loan programs may have specific requirements that are different from those set forth here. For situations where the California Government Code investment requirements differ from those of the Federal Government, the requirements that are more restrictive will be followed.

I. Investment Objectives

Section 53600.5 of the California Government Code outlines the primary objectives of a trustee investing public money. The primary objectives, in order of priority of the Agency investment activities shall be:

- A. **Safety:** Safety of principal is the foremost objective of this investment policy. Investments of the Agency shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio.
- B. **Liquidity:** The investment portfolio will remain sufficiently liquid to enable the Agency to meet all operating requirements, which might be reasonably anticipated.
- C. **Return on Investment:** Investment return becomes a consideration only after the basic requirements for safety and liquidity have been met. The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles consistent with the investment policy of the Agency, taking into consideration investment risk constraints and cash flow characteristics of the portfolio.

II. Investment Securities and Diversification

- A. **Maximum Term of Investments:** No investment shall be made in any security that at the time of the investment has a term remaining to maturity in excess of five years.
- B. **Authorized and Suitable Investments:** The Agency is empowered by the HUD Notice 02-13 (See Attachment A to the HUD PIH Notice 96-33) to invest HUD funds in the following:

1. United States Treasury Bills, Notes & Bonds.
2. Obligations issued by Agencies or Instrumentalities of the U.S. Government.
3. Insured Demand and Savings Deposits, provided that deposits in excess of the insured amounts must be 100 percent collateralized by securities listed in A & B above.
4. Insured Money Market Deposit Accounts, provided that deposits in excess of the insured amount must be 100 percent collateralized by securities listed in A & B above.
5. Certificates of Deposits provided they are insured by an agency of the Federal Government. Deposits in excess of the insurance limit should be limited to terms of no longer than 30-90 days with amounts in excess of the limit 100% collateralized by U.S. Government securities.
6. Sweep Accounts that are 100 percent collateralized by securities listed in 1) & 2) above.
7. Any other investment security authorized under the provisions of HUD Notice PIH 02-13.

Investment Types <u>Authorized by HUD Notice PIH 02-13</u>	*Maximum <u>Maturity</u>	*Maximum Percentage <u>Of Portfolio</u>	*Maximum Investment <u>In One Issuer</u>
U.S. Treasury Obligations	Not Specified	None	None
Obligations of Federal Government Agencies	Not Specified	None	None
Securities of Gov-Sponsored Agencies	Not Specified	None	None
Demand & Savings Deposits	Not Specified	None	None
Money Market Deposit Accounts	N/A	None	None
Local Government Investment Pool (with a perfected security interest)	N/A	30%	None
Super NOW Accounts	N/A	None	None
Certificates of Deposit	Not Specified	None	None
Certificates of Deposit (in excess of \$100,000)	90 days	None	None
Repurchase Agreements	30 days	None	None
Sweep Accounts	Not Specified	None	None
Separate Trading of Registered Interest and Principal of Securities (STRIPS)	Not Specified	None	None
Mutual Funds	Not Specified	20%	None

* Based on the requirements set forth in HUD Notice PIH 96-33 extended by Notice PIH 02-13 or investment policy requirements, whichever is more restrictive. For situations where Federal Government investment requirements differ from those of the California Government Code, the requirements that are more restrictive will be followed.

The Agency is empowered by California Government Code Sections 5922 and 53601 to invest non-HUD funds in the following:

1. Bonds issued by local government agencies with a maximum maturity of five years (See Attachment B to the HUD PIH Notice 96-33).
2. United States Treasury Bills, Notes & Bonds.
3. Registered warrants, treasury notes or bonds issued by the State of California.
4. Bonds, notes, warrants or other evidence of debt issued by a local agency within the State of California, including pooled investment accounts sponsored by the State of California, County Treasurer, other local agencies or Joint Powers Agencies.
5. Obligations issued by Agencies or Instrumentality of the U.S. Government.
6. Funds held under the terms of a Trust Indenture or other contract or agreement may be invested according to the provisions of those indentures or agreements.
7. Collateralized bank deposits with a perfected security interest in accordance with the Uniform Commercial Code (UCC) or applicable federal security regulations.
8. Any other investment security authorized under the provisions of Government Code 5922 and 53601.

Attachment A, HUD Approved Investment Instruments, and Attachment B, Government Code Section 53601, also provide a detailed summary of the limitations and special conditions that apply to each of the above listed investment securities. These attachments are included by reference in this investment policy.

Investment Types <u>Authorized by State Law</u>	<u>*Maximum Maturity</u>	<u>*Maximum Percentage Of Portfolio</u>	<u>*Maximum Investment In One Issuer</u>
Local Agency Bonds	5 years	None	None
U.S. Treasury Obligations	5 years	None	None
U.S. Agency Securities	5 years	None	None
Banker's Acceptances	180 days	40%	30%
Commercial Paper	270 days	25%	10%
Negotiable Certificates of Deposit	5 years	30%	None
Repurchase Agreements	1 year	None	None
Reverse Repurchase Agreements	92 days	20%	None
Medium-Term Notes	5 years	30%	None
Mutual Funds	N/A	20%	10%
Placement Service Deposits	5 years	30%	None
Money Market Mutual Funds	N/A	20%	None
Collateralized Bank Deposits	5	None	None
Mortgage Pass-Through Securities	5 years	20%	None
County Pooled Investment Funds	N/A	None	None
Local Agency Investment Fund	N/A	None	None
JPA Pools (other investment pools)	N/A	None	None
Voluntary Investment Program Fund	N/A	None	None
Supranational Obligations	5 years	30%	None

* Based on state law requirements or investment policy requirements, whichever is more restrictive. For situations where the California Government Code investment requirements differ from those of the Federal Government, the requirements that are more restrictive will be followed.

III. Prohibited Investments

Under the provisions of Government Code Section 53631.5, the Agency shall not invest any funds covered by this Investment Policy in inverse floaters, range notes, interest-only STRIPS derived from mortgage pools or any investment that may result in a zero interest accrual if held to maturity. In addition, the provisions of Government Code Section 53601 et. seq. applies.

IV. Collateralization

All certificates of deposits must be collateralized by U.S. Treasury Obligations. Collateral must be held by a third party and valued on a monthly basis. The percentage of collateralization on repurchase agreements will conform to the amount required under Government Code 53601(1)(2).

V. Safekeeping and Custody

All securities purchased or acquired shall be delivered to the Agency by book entry, physical delivery or by third party custodial agreement, including electronic delivery (Government Code 53601). A timely and complete confirmation and/or safekeeping receipt is required for each securities transaction. When a confirmation is accepted for book entry securities, such confirmation must indicate the location if different from the bank or dealer issuing the confirmation. Book entry securities must be held in insured accounts.

VI. Diversification

It is the policy of the Agency to diversify its investment portfolio. The Agency will diversify its investments by security type and, within each type, by institution. To support the stated investment objectives, the portfolio must be constructed so as to minimize risk and maintain marketability. However, a portfolio consisting exclusively of LAIF and/or U.S. Treasury securities is acceptable. Assets shall be diversified to eliminate the risk of loss resulting from over concentration of assets in a specific maturity, a specific issuer or a specific class of securities. Diversification strategies shall be determined and revised periodically. In establishing specific diversification strategies, the following guidelines shall apply:

- A. The anticipated cash flow needs of the Agency should be considered when selecting investments. Portfolio maturities shall be matched against projected liabilities to avoid an over-concentration in a specific series of maturities.
- B. Maturities selected shall provide for stability and liquidity.
- C. Disbursement and payroll dates shall be covered by the scheduled maturity of specific investments, marketable U.S. Treasury Bills or notes or other cash equivalent instruments, such as money market mutual funds.

VII. Investment and Reporting Practices

Investment Authority: the investment authority will be vested in the Executive Director/CEO who may delegate such authority to duly capable personnel such as the Chief Administrative Officer, Chief Financial Officer, or Director of Finance.

Acceptable Dealers of Securities: Negotiable securities should be purchased or sold through a national bank; a California State chartered bank, or a brokerage firm having a national presence.

Exceptions to this policy may be approved by the Boards of Commissioners provided that the investment remains in compliance with the requirements of the Federal and/or State regulations as stated above.

The Investment Policy shall be reviewed and adopted by the Boards of Commissioners annually.

VIII. Supplementary Materials for Staff Review

- California Government Code Section 53601
- HUD Notice PIH 02-13
- HUD Notice PIH 96-33

XI. Exclusion

The Policy only applies to bank accounts under the Housing Authority of the Fresno County and Housing Authority of the City of Fresno. This Policy does not govern investment activities on behalf of an affiliated entity, instrumentality, limited partnership of which the Housing Authority is a member partner, or as a fiscal or management agent acting on behalf of another entity.

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 12/10/2024
AGENDA ITEM: 6g
SUBJECT: Authorization to Subordinate the Regulatory Agreement Related to Parkside Apartments in Huron, CA

AUTHOR: Jazmin Gallardo
Asset Management
Coordinator
DEPARTMENT: Real Estate Development
MEMO DATE: 12/03/2024

Executive Summary

At the July 2024 Board meeting the Board of Directors of Silvercrest, Inc. approved entering into a limited partnership agreement pertaining to the Parkside Apartments in Huron, CA. The project was constructed in 1979 and consists of 50 units of affordable multi-family housing, and is commonly known as “Parkside Apartments”.

The property is subsidized by a Housing Assistance Payment (HAP) Contract between Fresno Housing and the United States Department of Housing and Urban Development (HUD), which allows for area market rate rents to be realized with residents only required to pay approximately 30 percent of their income towards rent. The initial 40-year HAP contract was renewed in 2019, with a 5-year term ending in August 2024. This HAP contract was subsequently removed on a short-term basis expiring 07/31/2025, while a long-term contract renewal is submitted and approved. Fresno Housing has entered into a Purchase and Sale Agreement with IDEAL and Forward Housing to sell the Parkside Apartments with the requirement that the property remain affordable. The purpose of this memo is to request that the Board of Commissioners adopt and approve the resolution authorizing the potential subordination of the Regulatory Agreement to the proposed Fannie Mae loan for Parkside Apartments.

As a result of the sale, the buying entity, IDEAL and Forward Housing, has obtained a Fannie Mae loan commitment for the purchase and rehabilitation. A requirement of the Fannie Mae loan is to have all agreements subordinated to the Fannie Mae loan, including our Regulatory Agreement. The Fannie Mae loan would be in first lien position. In the highly unlikely event of a default, it could erase the Regulatory Agreement and take away the affordability restrictions. Fresno Housing staff has been working with the buyers to submit a request to Fannie Mae for an exception to the subordination requirements and instead proposed entering into a Stand Still Agreement that allows the opportunity to cure any default. A response from Fannie Mae is pending at this time. Silvercrest also has the Right of First Refusal to purchase the subject property which could be an option in the event of a loan default. The buying entity is a well-established, reputable and strong company, which has personal guarantees tied to this deal.

FRESNO HOUSING

Fiscal Impact

The proposed action includes the subordination of the Regulatory Agreement to the Fannie Mae loan which does not have a fiscal impact to the Agency.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of Fresno County, California adopt and approve the attached resolution authorizing the subordination of the Regulatory Agreement to the Fannie Mae loan 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 THE SUBORDINATION OF THE REGULATORY AGREEMENT TO THE FANNIE MAE LOAN REGARDING 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, Parkside JV LP, a California limited partnership (the “Partnership”), was formed for the purpose of acquiring, constructing, developing, owning, and operating an affordable residential housing project located in Huron, California, to be known as Parkside Apartments (the “**Project**”); and

WHEREAS, As a result of the sale, the buying entity, IDEAL and Forward Housing, has obtained a Fannie Mae loan. A requirement of the Fannie Mae loan is that all agreements be subordinated to the Fannie Mae loan including the Regulatory Agreement; and

WHEREAS, In the event of a default, the Regulatory Agreement could be erased along with affordability restrictions; and

WHEREAS, Silvercrest is proposing to Fannie Mae to enter into a Stand Still Agreement that allows the opportunity to cure any default which decision has not yet be received from Fannie Mae. Silvercrest also has the Right of First Refusal in the event of a default; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California do hereby authorize the subordination of the Regulatory Agreement, if necessary, to the Fannie Mae loan 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 intended actions.

PASSED AND ADOPTED THIS 10TH day of DECEMBER, 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: December 10, 2024
AGENDA ITEM: 6h
SUBJECT: Award for Multi-Property Rehab Contract in Sanger, CA

AUTHOR: Marcos Casarez
DEPARTMENT: Administrative Services
MEMO DATE: November 25, 2024

Executive Summary

The purpose of this memo is to request approval from the Boards of Commissioners to award a contract to Ben Franklin Construction, Inc. for the rehabilitation of the following five single family home properties in Sanger, CA.

- 324 J St. Sanger, CA 93657 (Lot 1)
- 856 Church Ave, Sanger CA 93657 (Lot 2)
- 923 Holt Ave, Sanger CA 93657 (Lot 3)
- 969 Holt Ave, Sanger CA 93657 (Lot 4)
- 84 Redwood Ave, Sanger CA 93657 (Lot 5)

The homes are part of low income public housing home ownership program now known as Section 32. The program is intended to facilitate homeownership for households earning 60-80% of the area median income. In order to prepare the homes to be sold to qualified buyers, the homes are in need of rehabilitation and/or repairs.

On August 26th, 2024, staff issued an Invitation for Bids (IFB) for the General Contractors to perform improvements to the five homes located Sanger, CA. Solicitation efforts included publication in the Fresno Bee, the Fresno Housing's E-procurement website, and public job walks.

The proposed scope of work sought licensed general contractors for rehabilitation consisting of repairs and upgrades, resulting in turnkey units to sell the five subject homes. The deadline for questions was September 20th, 2024 and the deadline for bid responses was September 26th, 2024.

Fresno Housing received multiple questions regarding the solicitation, that were answered on the Housing Agency Marketplace as addendum(s) #1, #2, #3, #4. The Agency received five (5) proposals for multi-property rehab project in Sanger. After the Contract Facilitator (CF) reviewed all five (5) proposals, it was determined that four (4) proposers were responsive and responsible.

After a comprehensive evaluation of the bids, staff is recommending the following one (1) Ben Franklin Construction, Inc. to be awarded the Multi-Property Rehabilitation project. The bids were ranked based on the lowest qualified bid from a responsible and responsive firm.

FRESNO HOUSING

Recommendation

It is recommended that the Boards of Commissioners award the Multi-Property Rehab Project contract to the following firm: Ben Franklin Construction, Inc. for an amount Not-To-Exceed (NTE) of \$298,330, with a contingency or 10-15%.

It is further recommended to authorize Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, Michael Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute the contracts subject to satisfactory review and approval by legal counsel.

Fiscal Impact

Funding for this IFB project will be provided through the Agency's low income public housing capital funds, guaranteeing that adequate resources are dedicated to meet all project requirements. This funding allocation is structured to ensure compliance with budgetary guidelines and support the efficient execution of the scope of work as specified in the bid documents.

Background Information

As part of Fresno Housing's commitment to its Vision, Mission, and Goals, the agency issued a solicitation for the rehabilitation of multiple homes in Sanger, California. This initiative aimed to address necessary repairs and upgrades to ensure the properties meet quality standards and are move-in ready. The scope of work involved securing bids from licensed general contractors capable of delivering turnkey solutions for the designated Fresno Housing properties while providing the most advantageous price. This effort reflects Fresno Housing's dedication to enhancing its communities and providing safe, quality housing for its residents.

RESOLUTION NO. _____

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

**RESOLUTION APPROVING THE CONTRACT FOR THE MULTI-PROPERTY
REHABILITATION WITH BEN FRANKLIN CONSTRUCTION, INC IN SANGER, CA**

WHEREAS, the Agency released an Invitation for Bids for the rehabilitation of five (5) Fresno Housing properties located in Sanger, CA ; and

WHEREAS, the five properties are located at i) 324 J St. Sanger, CA 93657, ii) 856 Church Ave Sanger, CA 93657, iii) 923 Holt Ave. Sanger, CA 93657, iv) 969 Holt Ave. Sanger, CA 93657, and v) 84 Redwood Ave, Sanger, CA 93657; and

WHEREAS, the subject properties are part of the low-income public housing homeownership program known as Section 32; and

WHEREAS, the properties are in need of rehabilitation and repair to prepare the homes to be sold to qualified low-income buyers: and

WHEREAS, the Invitation for Bids was available on the Agency's E-procurement website, advertised in the Fresno Bee, and listed with the local Builders Exchange; and

WHEREAS, the Agency has received five (5) bids from qualified general contractors for the rehabilitation of the five properties in Sanger, CA; and

WHEREAS, Ben Franklin Construction, Inc. was determined to be responsive and responsible and provided qualifications and prices that were most advantageous to the Agency, pursuant to the Agency's procurement guidelines; and

WHEREAS, the Agency desires to enter into a contract with Ben Franklin Construction, Inc for the rehabilitation of the multi-properties in Sanger, CA for an amount that is not to exceed \$298,330, with a 10-15% contingency.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County do hereby authorize Tyrone Roderick Williams, Chief Executive Officer, Tammy Townsend, Deputy Executive Director, Michael Duarte, Chief Real Estate Officer, or their designee, to negotiate and execute the contract for the rehabilitation of the five properties in Sanger, Ca with Ben Franklin Construction, Inc. and negotiate and execute all documents in connection therewith.

PASSED AND ADOPTED THIS 10th DAY OF DECEMBER 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, Secretary of the Boards of Commissioners

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 12/10/2024
AGENDA ITEM:
SUBJECT: Adopt the 2025 Agency Operations and Housing Assistance Payments Budget

AUTHOR: Nicole Diaz
DEPARTMENT: Finance & Accounting
MEMO DATE: 12/4/2024

Executive Summary

The purpose of this presentation and action item will be to update the Boards of Commissioners on the Agency's final draft 2025 Housing Assistance Payments, Operating budgets and the Agency Goals.

Recommendation

It is recommended that the Boards of Commissioners adopt the 2025 Agency Operating Budget, the 2025 budget for Housing Assistance Payments and approve the Agency Goals.

RESOLUTION NO. _____

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

**RESOLUTION ADOPTING THE 2025 HOUSING AUTHORITY'S ANNUAL OPERATING
BUDGET AND THE 2025 HOUSING ASSISTANCE PAYMENTS BUDGET**

WHEREAS, the Annual Operating Budget and the Housing Assistance Payments Budget for the Fresno Housing Authority for the fiscal year beginning January 1, 2025 and ending December 31, 2025 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 December 10, 2024; and

WHEREAS, the Annual Operating Budget as presented for adoption reflects total revenues of \$50,105,733 and total expenses of \$49,531,867; and

WHEREAS, the Housing Assistance Payments Budget as presented for adoption reflects total revenues of \$134,026,578 and total expenses of \$140,071,716; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno adopt the Annual Operating Budget and the Housing Assistance Payments Budget beginning on January 1, 2025 and ending on December 31, 2025.

PASSED AND ADOPTED THIS 10th day of December 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:

ABSTAIN:

ABSENT:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

**RESOLUTION ADOPTING THE 2025 HOUSING AUTHORITY'S ANNUAL OPERATING
BUDGET AND THE 2025 HOUSING ASSISTANCE PAYMENTS BUDGET**

WHEREAS, the Annual Operating Budget and the Housing Assistance Payments Budget for the Fresno Housing Authority for the fiscal year beginning January 1, 2025 and ending December 31, 2025 has been presented for adoption before the Board of Commissioners of the Housing Authority of Fresno County at its open public meeting on December 10, 2024; and

WHEREAS, the Annual Operating Budget as presented for adoption reflects total revenues of \$50,105,733 and total expenses of \$49,531,867; and

WHEREAS, the Housing Assistance Payments Budget as presented for adoption reflects total revenues of \$134,026,578 and total expenses of \$140,071,716; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County adopt the Annual Operating Budget and the Housing Assistance Payments Budget beginning on January 1, 2025 and ending on December 31, 2025.

PASSED AND ADOPTED THIS 10th day of December 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:

ABSTAIN:

ABSENT:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners



2025 Housing Assistance Payments, Operating Budgets, and Agency Goals

Boards of Commissioners Meeting

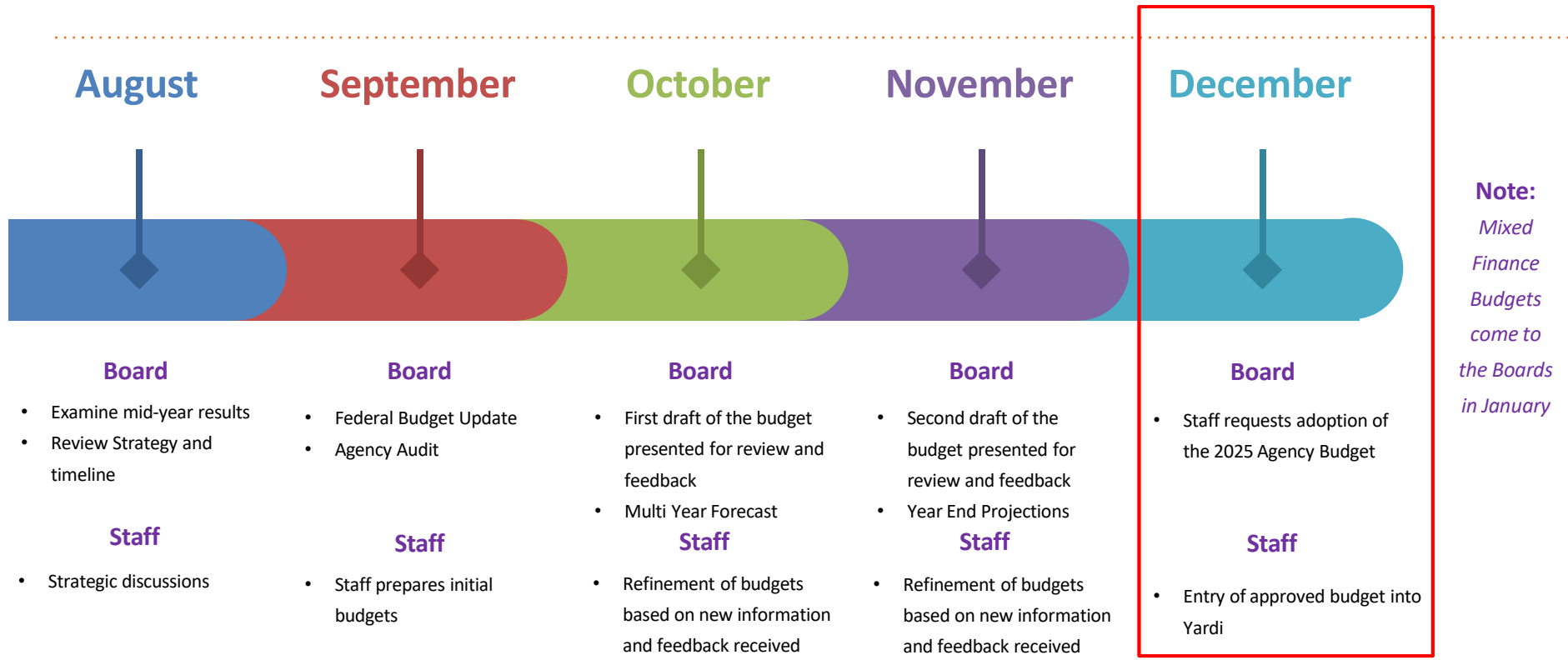
December 10, 2024



Overview

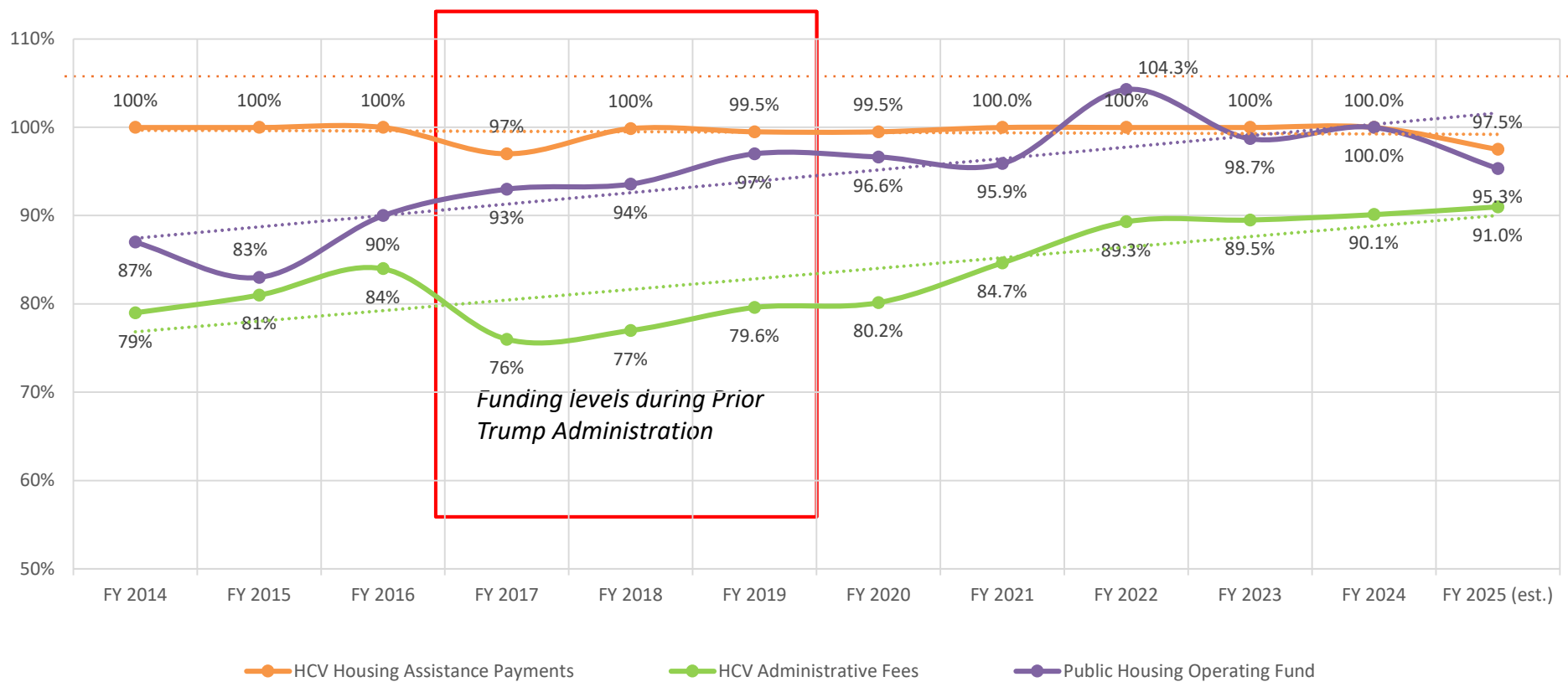
- Reminder: Budget Development Timeline
- Historic Federal Funding
- Final Draft 2025 Housing Assistance Payment & Operating Budgets
- Update to the Multi-Year Budget
- Unrestricted Reserves
- View of staffing over time
- Next Steps

2025 Budget Development Timeline



Note:
Mixed Finance Budgets come to the Boards in January

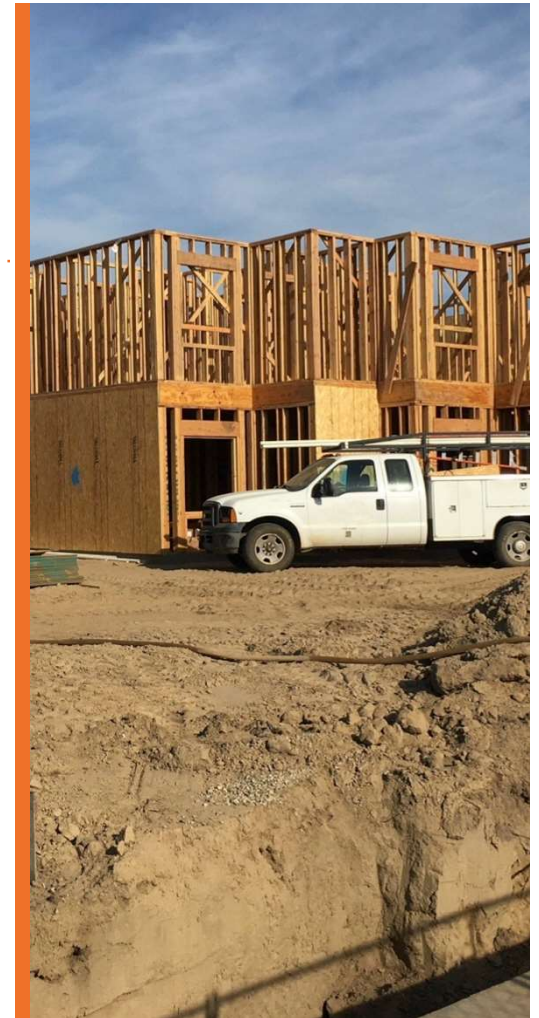
Historic Federal Budgeted Funding



2025 Housing Assistance Payments (HAP) Estimate

Program	Total HAP Revenue	Total HAP Expenses	Shortfall
HCV	134,026,578	140,071,716	-6,045,138

- There is currently no approved Federal Budget for 2025
- This HAP budget assumes 97.5% proration with 0% inflation factor, both of which are provided by HUD
- Having no inflation factor is unusual, and may change once an approved federal budget exists



FRESNO HOUSING

2025 Final Draft Operating Budget

	Total 2025 Budget						
	Core/Admin	Real Estate Development	Housing Choice Voucher	Resident Empowerment	Homeless Initiatives	Housing Management	Total 2025 Budget
NET TENANT INCOME	180,000	1,601,649	-	-	-	10,171,948	11,953,597
TOTAL INTEREST INCOME	80,902	114,068	70	15	26	175	195,256
TOTAL OTHER INCOME	24,800	224,608	-	1,068,703	174,574	85,288	1,577,973
TOTAL ADMIN & MANAGEMENT FEE INCOME	10,793,803	-	-	-	-	-	10,793,803
TOTAL DEVELOPER FEE INCOME	-	3,229,335	-	-	-	-	3,229,335
TOTAL HUD GRANT INCOME	-	-	13,013,929	144,396	1,815,350	4,202,220	19,175,895
TOTAL OTHER GRANT INCOME	-	1,246,790	-	-	457,424	1,475,660	3,179,874
TOTAL INCOME	11,079,505	6,416,450	13,013,999	1,213,114	2,447,375	15,935,291	50,105,733
TOTAL PAYROLL EXPENSES	8,193,457	2,422,144	7,752,932	1,092,976	501,177	2,905,357	22,868,042
TOTAL ADMINISTRATIVE EXPENSES	3,743,511	2,164,370	5,734,800	191,062	537,294	2,356,916	14,727,952
TOTAL TENANT SERVICES EXPENSES	-	24,048	98,610	20,000	965,481	210,521	1,318,660
TOTAL UTILITY EXPENSES	310,820	464,875	-	-	-	2,216,024	2,991,720
TOTAL MAINTENANCE EXPENSES	702,807	448,819	111,576	5,500	25	3,599,281	4,868,008
TOTAL TAXES & INSURANCE EXPENSES	77,554	58,405	3,985	-	-	958,033	1,097,977
TOTAL EXPENSES	13,028,149	5,582,660	13,701,903	1,309,538	2,003,977	12,246,133	47,872,359
NET OPERATING INCOME	(1,948,644)	833,790	(687,904)	(96,424)	443,397	3,689,159	2,233,374
NON-OPERATING EXPENSES							
TOTAL FINANCING EXPENSES	94,898	99,888	-	-	-	388,680	583,466
TOTAL NON-OPERATING EXPENSES	50,000	68,591	-	-	-	957,450	1,076,041
TOTAL ADJUSTMENTS & OPERATING TRANSFERS	-	-	-	-	-	-	-
TOTAL NON-OPERATING EXPENSES	144,898	168,479	-	-	-	1,346,130	1,659,507
NET INCOME	(2,093,542)	665,311	(687,904)	(96,424)	443,397	2,343,028	573,867
HCV RESERVE			687,904				687,904
UNRESTRICTED NET INCOME	(2,093,542)	492,483	-	(96,424)	-	1,743,367	45,884

FRESNO HOUSING

Updated Two Year Budget Forecast: 2 Year Forecasting Based on Known Assumptions

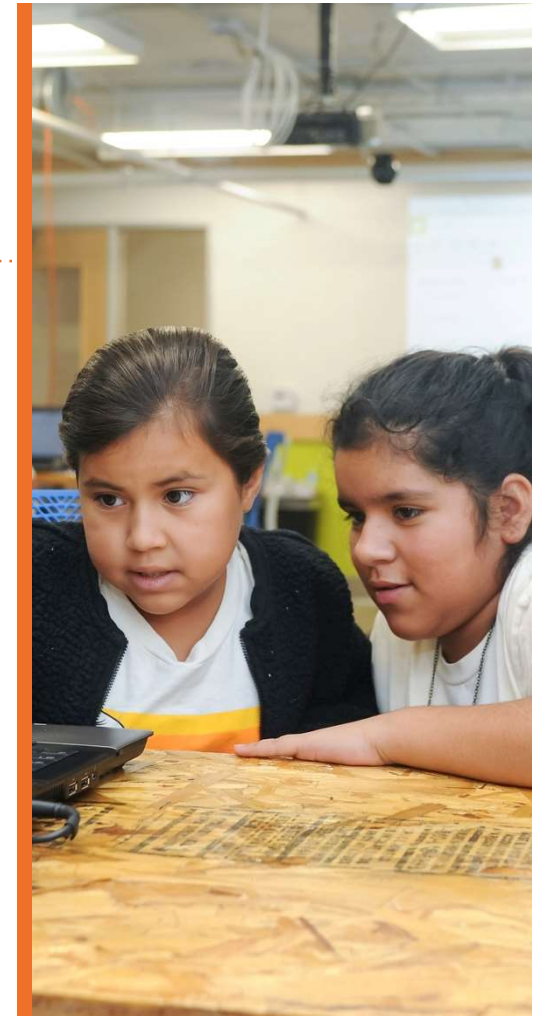
OPERATING BUDGET	2025	2026
TOTAL INCOME	\$ 50,105,733	\$ 48,774,930
TOTAL EXPENSES	47,872,359	49,151,037
NET OPERATING INCOME	2,233,374	(376,107)
TOTAL NON-OPERATING EXPENSES	1,659,507	1,281,213
NET INCOME	573,867	(1,657,320)
UNRESTRICTED NET INCOME	\$ 45,884	\$ (2,991,767)

Assumptions:

- MOU Agreement expires in 2025
- Healthcare cost updated
- HCV Administrative Fee Proration and Lease up Rate Assumptions
- Estimated Developer Fees

Unrestricted Reserves

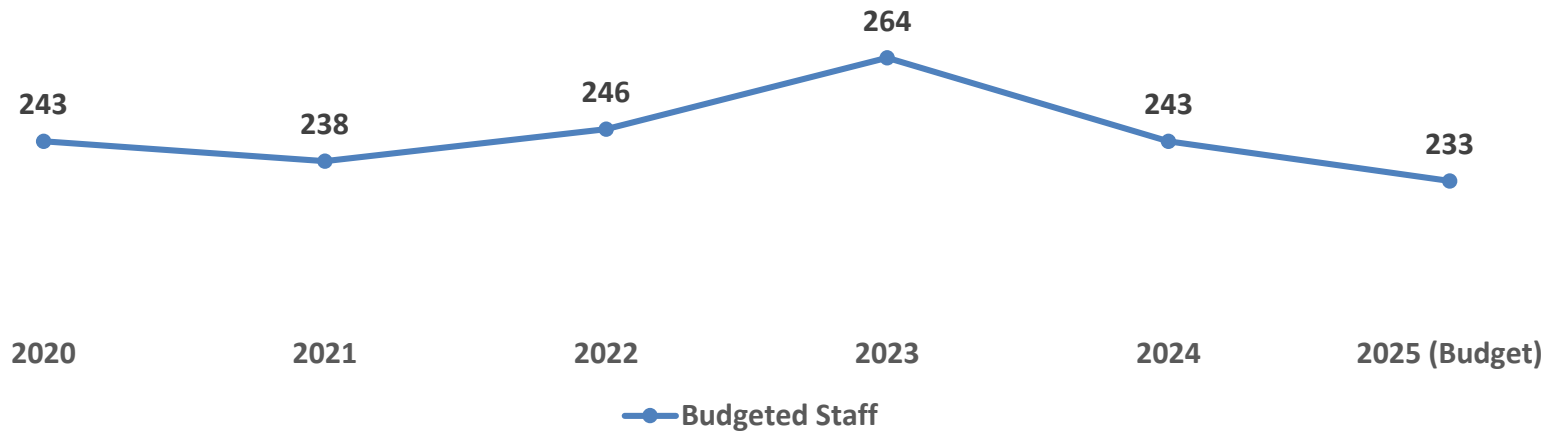
Unrestricted Reserves	\$ Change	Balance
2013 Financial Results	1,570,359	1,570,359
2014 Financial Results	1,368,730	2,939,089
2015 Financial Results	153,228	3,092,317
2016 Financial Results	261,439	3,353,756
2017 Financial Results	920,239	4,273,995
2018 Financial Results	1,545,106	5,819,101
2019 Financial Results	197,958	6,017,059
2020 Financial Results	1,758,190	7,775,249
2021 Financial Results	(958,498)	6,816,751
2022 Sales/ Refinancing Proceeds Transferred to HRFC	(3,052,260)	3,764,491
2022 Financial Results	418,103	4,182,594
2023 Sales Proceeds	2,032,714	6,215,308
2023 Financial Results	617,370	6,832,678
2024 Year-End Projection	769,786	7,602,464
2025 Budget - Final Draft	45,884	7,648,348
Total Unrestricted Reserves	7,648,348	



FRESNO HOUSING

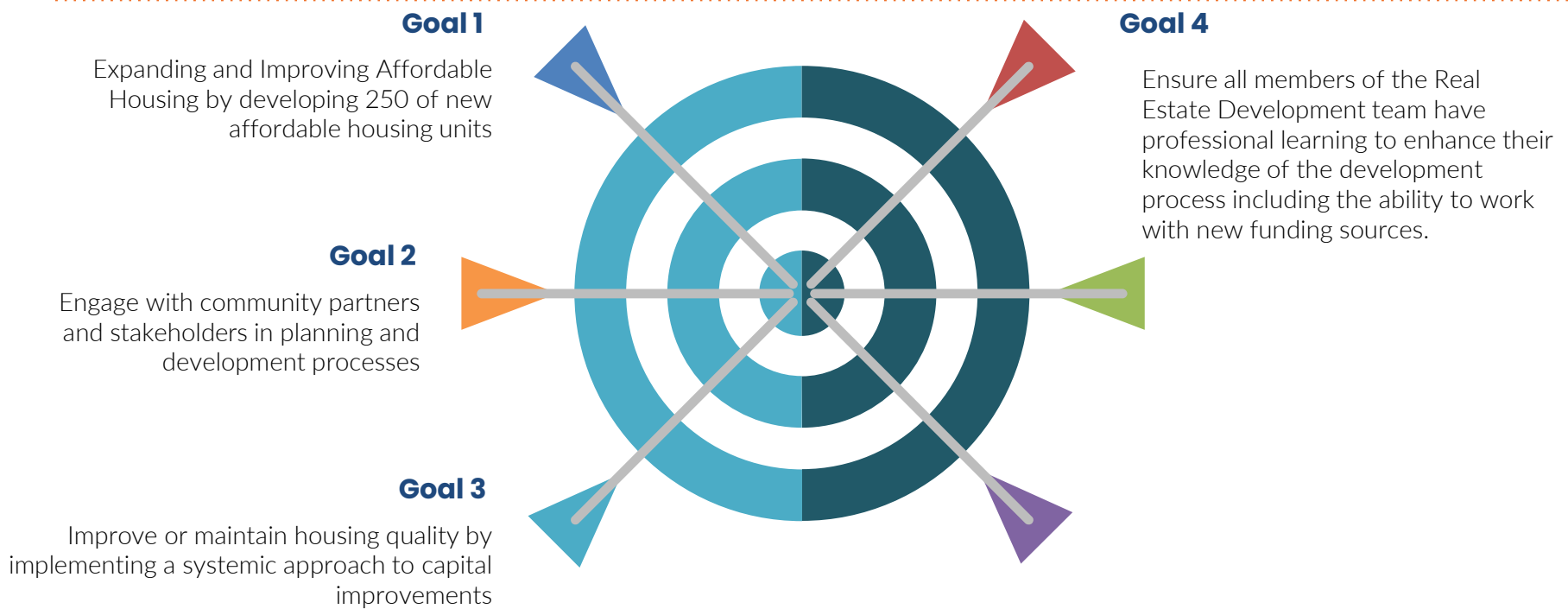
Budgeted Staffing Over Time

Budgeted Full Time Equivalent Staff



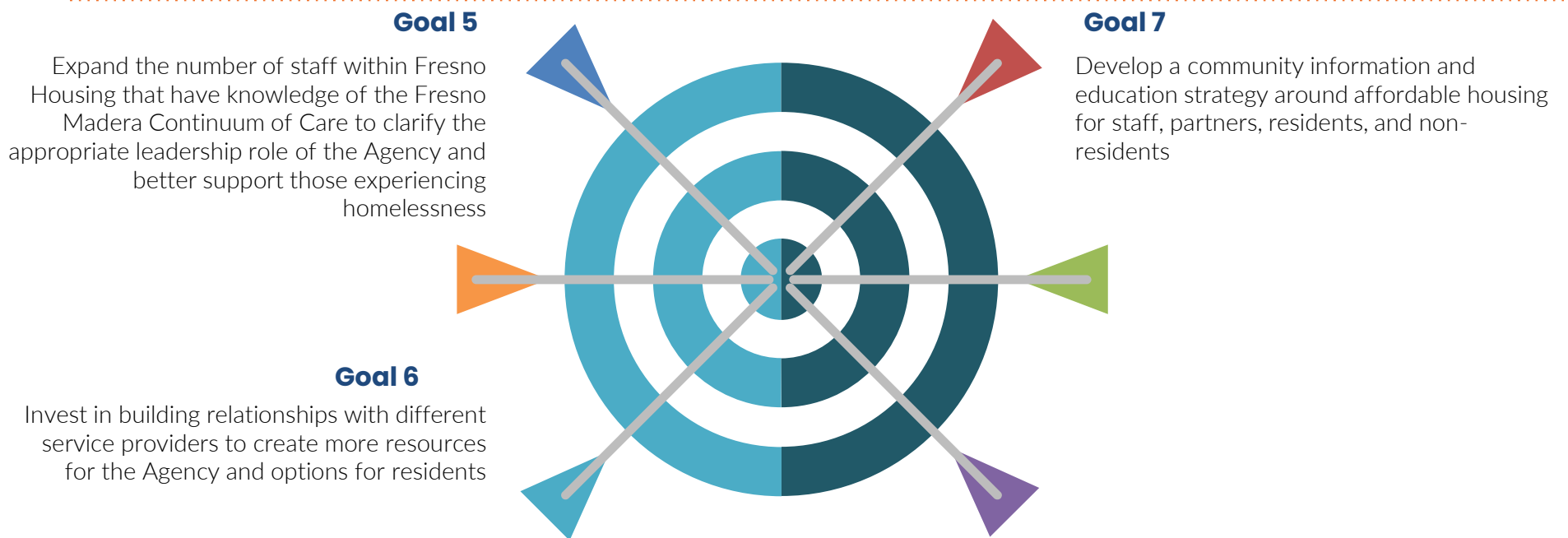
Agency Goals for 2025 and Beyond

Strategic Driver #1 – Target and Invest in Neighborhoods



Agency Goals for 2025 and Beyond

Strategic Driver #2 – Fight to eradicate housing insecurity

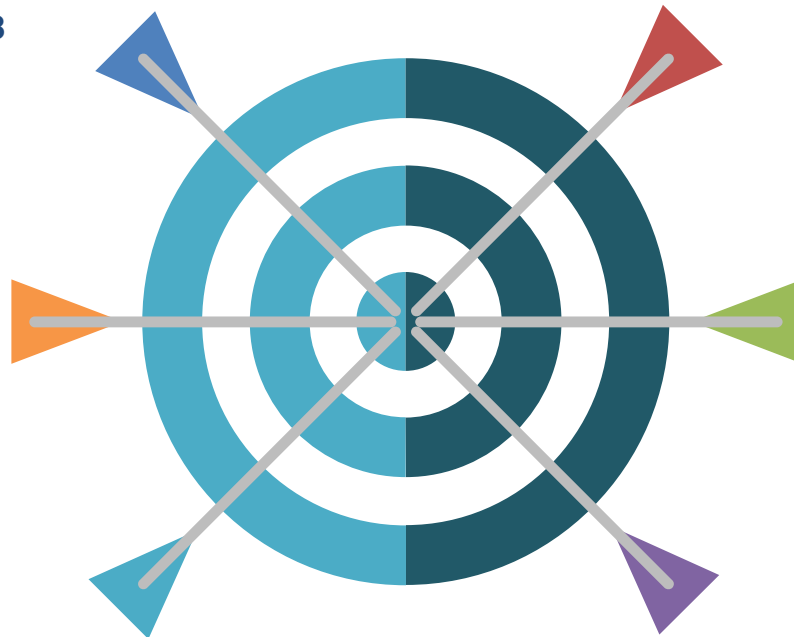


Agency Goals for 2025 and Beyond

Strategic Driver #3 – Housing Choice Voucher Innovation

Goal 8

Conduct an analysis and market study around payment standards related to the voucher program to better understand current industry practices for both families and property owners



Agency Goals for 2025 and Beyond

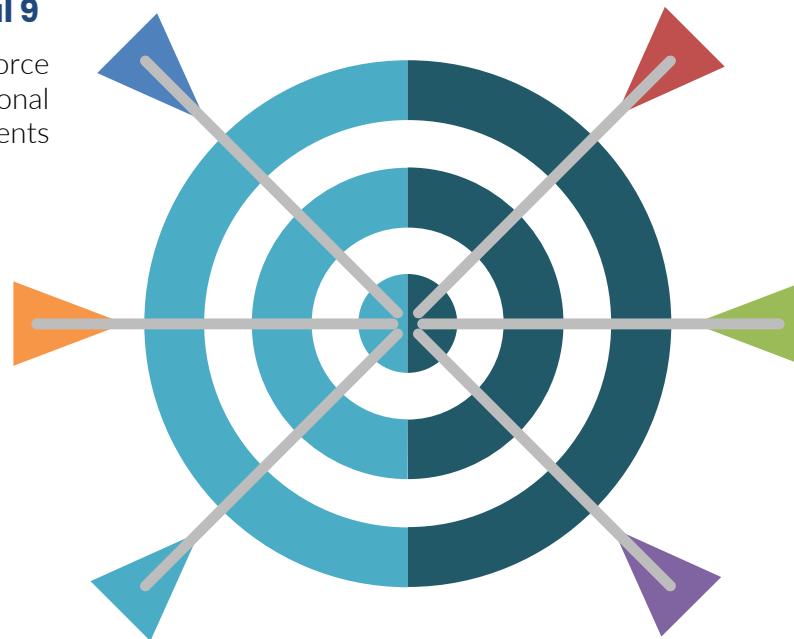
Strategic Driver #4 – Leverage Partnerships and funding to Support Resident Goals

Goal 9

Develop a comprehensive workforce development and educational support framework for residents

Goal 10

The Beyond Housing Foundation strives to secure funding to maintain and increase the number of Resident Empowerment Positions. This will enable the Agency to provide opportunities for education and workforce initiatives for families



Agency Goals for 2025 and Beyond

Administrative and Operational Goals

Goal 11

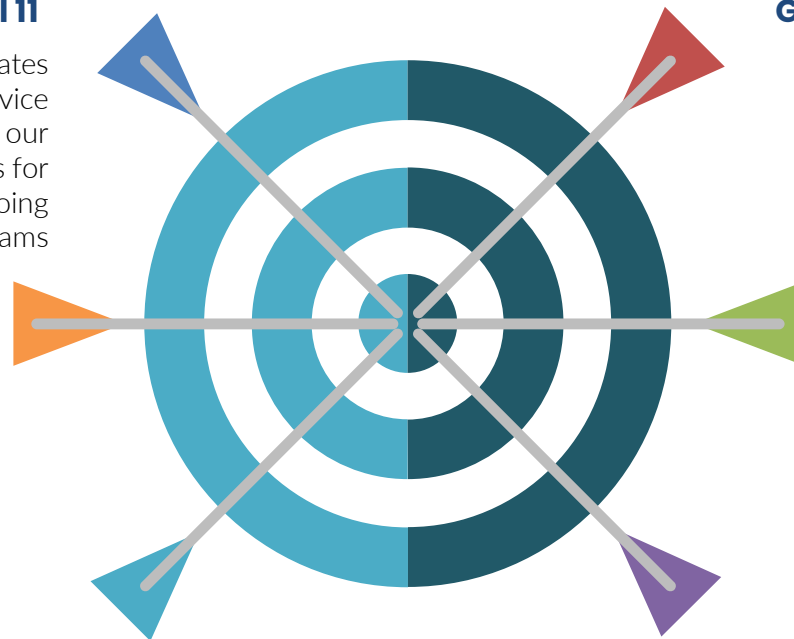
Improve customer service satisfaction rates annually and establish a customer service framework that addresses the needs of our community and sets clear expectations for staff. We will invest in ongoing professional development programs

Goal 12

Improve website functionality and accessibility

Goal 13

Seek and implement long term financial strategies to create revenue and control expenses to allow for strategic investment



Staff requests approval of the 2025 Agency Operating Budget and Goals

BOARD MEMO

O (559) 443-8400
F (559) 445-8981

1331 Fulton Street
Fresno, California 93721
TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing Authority

FROM: Cary Catalano, Chair
Adrian Jones, Chair

DATE: December 5, 2024

BOARD MEETING: December 10, 2024

AGENDA ITEM: 7b

AUTHOR: Kenneth J. Price

SUBJECT: Consideration of the Employment Agreement for the Chief Executive Officer, Tyrone Roderick Williams

Executive Summary

The Chief Executive Officer contract for Tyrone Roderick Williams will expire on December 31, 2024. An updated contract is before the Boards for consideration to be effective on January 1, 2025 and to expire on December 31, 2026.

Recommendation

It is recommended that the Boards of Commissioners of the Housing Authority of the City of Fresno and the Housing Authority of the County of Fresno approve the attached employment agreement for the Chief Executive Officer, Tyrone Roderick Williams.

**AGREEMENT FOR EMPLOYMENT OF EXECUTIVE DIRECTOR/CEO
BETWEEN THE HOUSING AUTHORITIES OF THE CITY
AND COUNTY OF FRESNO**

AND

TYRONE RODERICK WILLIAMS

THIS AGREEMENT FOR EMPLOYMENT OF EXECUTIVE DIRECTOR/CEO (this “Agreement”) is entered into as of this ____ day of December, 2024, by and between the HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO, a public body corporate and politic (the “Housing Authority”), and TYRONE RODERICK WILLIAMS (“Williams” or “CEO”). This Agreement supersedes any and all prior employment agreements.

RECITALS

The Housing Authority desires to hire Williams to serve as the Executive Director/CEO and Williams desires to serve in that capacity. Furthermore, the parties desire to memorialize the terms of this new relationship pursuant to this Agreement.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by this reference, and of the covenants and provisions contained in this Agreement, the parties agree as follows:

1. EXECUTIVE DIRECTOR/CHIEF EXECUTIVE OFFICER

As of the Effective Date, Williams will be employed as the Executive Director/Chief Executive Officer of the Housing Authority.

2. TERM OF AGREEMENT

The term of this Agreement shall commence on January 1, 2025 (the “Effective Date”) and expire on December 31, 2026.

3. POWERS AND DUTIES

The CEO shall perform all of his powers and duties in accordance with applicable laws and the position description for the Executive Director/Chief Executive Officer position, which is attached hereto and incorporated herein, as Exhibit “A” and may be modified by the Boards from time-to-time.

4. BOARD-CEO RELATIONS

The CEO shall work with the Boards in developing and maintaining a spirit of cooperation and teamwork in which the Boards shall accept responsibility for formulating

and adopting policy and for taking action on matters that, by law, require Board action. Administrative responsibility and commensurate authority for administering the Housing Authority is hereby delegated by the Boards to the CEO.

The Boards recognize that they are collective bodies and each Board member recognizes that his/her power as a Board member is derived from the collective deliberation and action of the Board as a whole in a duly constituted meeting. Individual Board members shall not give direction to the CEO or any staff member regarding the management of the Housing Authority or the solution of specific problems. It is agreed that the Boards, individually or collectively, shall promptly refer any criticism, complaints, or suggestions brought to the attention of the Boards, or any member thereof, to the CEO for study and recommendation.

The Boards shall provide the CEO with periodic opportunities to discuss Board-CEO relations as they relate to the Boards' productivity and the effectiveness of the CEO's leadership. As a part of this process, when it is deemed necessary by either the Boards or the CEO, an outside advisor may be retained to facilitate this process. If an outside advisor is retained, the costs associated with the outside advisor shall be paid by the Housing Authority for a time determined by mutual agreement between the Boards and CEO.

The CEO shall be held responsible for establishing programs and services and for managing the Housing Authority to meet the Board's expected outcomes including the provision of data from which the Board can evaluate the Housing Authority's achievements. Thus, the Boards by exercising their governance and policy-making role can be assured that they determine what it is the Housing Authority should accomplish and whether, in fact, the Housing Authority are accomplishing the Board's expectations.

5. SALARY

As of the Effective Date, the CEO's starting annual salary shall be \$293,775.00. The CEO's salary may be adjusted during the term of this Agreement by mutual consent of the parties as described in Section 6 below. A change in salary or of any other provision of this Agreement shall not constitute the creation of a new agreement. The CEO shall be paid bi-weekly in accordance with the Housing Authority's usual payroll procedures.

The CEO's salary shall be drawn against the Housing Authority general fund monies up to the full amount recommended by the U.S. Department of Housing and Urban Development. The difference between said amount and the annual salary set forth above shall be drawn against non-federally regulated money.

6. EVALUATION

In addition to the salary set forth above, the CEO may be entitled to additional compensation following the implementation of the Agency's performance management system. As part of the performance management system, the results of the CEO's performance evaluation shall directly affect the CEO's salary.

A. Process. The performance evaluation is based on competency and goal achievement during a 12-month evaluation cycle. Over the course of the year, the CEO's performance shall be evaluated by his performance of the duties and responsibilities contained in the CEO's position description, Agency competencies, goals established by the Boards, the CEO's goals report as described in Section 6(b) below, goals established by the CEO for senior-level Housing Authority staff, and other factors deemed appropriate by the Boards. The Boards may, but are not required, to retain the services of a third-party to facilitate the evaluation process, which would be paid entirely by the Housing Authority. As part of the performance management system, the Boards shall use their best judgment to "score" the CEO's competency and goal achievement.

B. Timing. The Boards shall complete the CEO's next annual evaluation on or before February 28, 2026. Specifically, the Boards shall, during their regular meeting in November each year, commence the evaluation process, review a draft evaluation, and then complete the evaluation process during their regular February meeting. The implementation of the evaluation may be led by the Chairs of the Boards, the Executive Committee, or an *ad hoc* committee established by the Chairs. As determined by the parties, the Boards will hold a goal setting conference with the CEO to start establishing the Agency's and the CEO's goals for the following year. The goal setting conference may be continued from time-to-time but shall be concluded prior to the end of each calendar year. By the meetings of the Boards for April each year, the CEO will provide a written or verbal update on the progress of the established goals to the Boards. By the November Board of Commissioners meeting each year, the CEO will provide to the Boards a formal report on the Housing Authority's goals. The Boards shall consider this report when conducting the CEO's evaluation as described herein.

C. Compensation Increases. All salary increases are discretionary and will be determined solely by the Boards. The Boards shall determine the CEO's salary increase percentage that shall be available for each year. Salary increases to the CEO, if any, shall not exceed the average percentage of salary increase actually provided to all Housing Authority staff, combining salary increases to represented and non-represented Housing Authority staff alike for that particular year. The CEO's salary increases, if any, shall be drawn against non-federally regulated money.

7. WORK YEAR

Subject to Section 8 below, the CEO shall be required to render twelve (12) months of full and regular service to the Housing Authority for each annual period covered by this Agreement, excluding applicable holidays.

8. VACATION

The CEO shall accrue twenty (20) days of vacation per calendar year. Vacation shall be taken during the calendar year in which granted. In the event vacation is not taken during the calendar year in which it is granted, it may only be accumulated to a total of

forty (40) days. The CEO shall notify the Boards if he intends to take five (5) consecutive days or more of vacation. In the event of termination or expiration of this Agreement, the CEO shall be entitled to compensation for unused vacation at the salary rate in effect at that time. The CEO may not cash out accrued vacation except upon leaving with the agency.

9. FRINGE BENEFITS

A. Health and Welfare Benefits. During the term of the Agreement, the CEO shall be entitled to participate in the same health and welfare benefits as are provided to unrepresented management employees. The Housing Authority shall pay 100% of the premiums applicable to the CEO. In the event that the CEO declines health insurance benefits, the Housing Authority shall provide to CEO a stipend of up to \$700 per month (the "Healthcare Stipend") upon verification of other health insurance coverage. The Healthcare Stipend may be revised from time-to-time to reflect the actual premium changes. If those particular plans are not offered by the Housing Authority to its employees, the Housing Authority shall use the most closely comparable plans, as reasonably determined by the Boards, to calculate the Healthcare Stipend. The CEO may elect to deposit all or part of the Healthcare Stipend in an agency approved deferred compensation account or use the Healthcare Stipend for dependent healthcare premiums. With respect to other medical benefits, the CEO shall participate in a manner similar to all other employees of the Housing Authority.

B. Term Life Insurance. During the term of the Agreement, the Housing Authority shall provide the CEO with a stipend of up to \$2,500 annually to be used for a life insurance policy either through an life insurance policy obtained by CEO or towards the premium applicable for the Housing Authority's supplemental term life insurance policy, which shall constitute the CEO's entire life insurance benefit from the Housing Authority.

C. CalPERS Contributions. During the term of the Agreement, the Housing Authority shall pay the employer portion related to the CalPERS retirement system. The CEO shall pay the employee's portion related to the CalPERS retirement system.

D. Sick Leave. During the term of the Agreement, the CEO shall accrue 10.5 days of sick leave per year. The CEO may not cash out accrued sick leave.

E. Automobile Allowance. During the term of the Agreement, the CEO shall receive an automobile allowance in the amount of \$575.00 per month (the "Automobile Allowance"). In order to receive the Automobile Allowance, CEO must maintain automobile insurance liability coverage with limits of no less than \$50,000/\$100,000 and medical pay of \$5,000 with a deductible not greater than \$1,000.

F. Deferred Compensation. During the term of the Agreement, the CEO shall receive the annual contribution of \$15,000 to be deposited in mutually acceptable and legally compliant deferred compensation plan accounts in CEO's name in a manner

consistent with the Housing Authority's implementation of similar employee benefit programs, as they may be amended from time-to-time (the "Deferred Compensation Contribution"). The Deferred Compensation Contribution may be adjusted on an annualized basis but shall not exceed the same percentage of the salary increase received by the CEO as specified in Section 6(c).

10. EXPENSES

A. Expenses: The CEO is entitled to be reimbursed for actual and necessary expenses incurred and paid by the CEO in the conduct of his duties on behalf of the Housing Authority, and which are authorized by the Boards in accordance with applicable policies and regulations. The CEO's expenses shall be approved by the CBO. The CEO shall submit appropriate written documentation to the CBO justifying such expenses. By the first day of February, May, August, and November, the CEO shall ensure that the CBO presents a summary of the CEO's expenses and backup documentation reasonably requested by a consensus of the Executive Committee to the Executive Committee members.

B. Professional Organizations: The Housing Authority encourages the CEO to participate in professional organizations and activities. The Housing Authority shall pay the CEO's membership dues in local service clubs and other professional or community organizations as may be approved in advance by the Boards. The CEO shall periodically, but no less than annually, provide to the Executive Committee a list of local service clubs and other professional or community organizations receiving funding by the Housing Authority for memberships pursuant to this Section 10B.

C. Professional Meetings: The CEO may attend professional meetings at the local, county, and state levels. Prior approval of the Boards shall be obtained when the CEO attends out-of-state functions, and all actual and necessary expenses of attendance shall be paid by the Housing Authority. In case of emergency attendance requirement, the Chairs of the Boards will be notified, and the expenses will be ratified at the next appropriate Board meeting.

D. Professional Development: The Housing Authority supports and encourages the continuing professional development of the CEO. Possible professional development opportunities include attending various seminars and courses, and CEO's participation in activities such as leadership coaching services. In the event that CEO desires to engage in such professional development activities, CEO shall present the Boards with the cost and time commitment associated with such activities for the Boards' consideration.

E. Outside Professional Activities: The CEO may engage in outside professional activities, such as speaking and writing, provided such activities enhance CEO's duties. CEO shall not receive honoraria for such activities. Additionally, CEO shall not be compensated in any way for such professional activities. CEO may receive

compensation from his published book sales so long as any time CEO spends promoting his book occurs during his personal hours and absolutely no agency resources are used to promote any of CEO's outside promotional activities, including the book. CEO may receive compensation for serving on external boards of directors to the extent that such activities do not constitute a conflict of interest for the CEO or the Housing Authority. Any compensation received for serving on any boards unrelated to CEO's duties shall be approved in writing by the Boards of Directors, in consultation with Housing Authority legal counsel, prior to earning such compensation.

F. Travel Expenses: CEO is expected to use his own automobile in the performance of the duties of CEO, paying fuel and maintenance expenses and retaining liability insurance. The Housing Authority shall pay for all air travel and out of area travel in a manner consistent with agency policy.

11. TERMINATION OF AGREEMENT

A. Termination by Mutual Consent – This Agreement may be terminated by mutual written agreement of the CEO and the Boards as agreed upon in writing by the Parties.

B. Termination by CEO – Notwithstanding any other provisions of this Agreement, the CEO shall have the option to terminate this Agreement by providing the Boards with a written notice of intent to terminate. This notice shall be provided no less than sixty (60) calendar days prior to said termination date. The Boards may, but are not obligated to, waive or reduce the days specified in this section.

The CEO shall notify the Chairs of the Boards in the event that the CEO is considered a finalist for a position outside of the Housing Authority. The Chairs shall then notify the Boards after receipt of such notice. Failure to do so shall constitute cause for termination of this Agreement by Housing Authority.

C. Termination by Boards For Cause – This Agreement and the services of the CEO may be terminated by the Boards at any time for breach of this Agreement or any of the disciplinary grounds set forth in the Housing Authority' Personnel Policies. The Boards shall not terminate this Agreement under this section until a written statement of the grounds for termination has first been served upon the CEO. The CEO shall then be entitled to a conference with the Boards at which time the CEO shall be given a reasonable opportunity to address the Board's concerns. The CEO shall have the right, at his own expense, to have a representative of his choice at the conference with the Boards. The conference with the Boards shall be the CEO's exclusive right to any hearing otherwise required by law.

D. Termination by Boards Without Cause – The Boards unilaterally and without cause may terminate this Agreement. Should the Housing Authority give notice of termination under this Paragraph 11.D., the Housing Authority will pay CEO severance as provided for in this paragraph. The severance payment will be in the gross amount equal

to one (1) year's salary, less required or authorized withholdings. CEO's receipt of any severance compensation shall be subject to and expressly conditioned upon CEO's providing a general release of all claims in the form attached hereto as **Exhibit B**. The severance compensation shall be paid in accordance with the terms and timing set forth in **Exhibit B**.

E. **Notice of Expiration** – No less than three months prior to the expiration of the Term of this Agreement as provided in Section 2, each Party shall give the other written notice of their respective intent to not renew this Agreement, if applicable. If such notice is given by the CEO, the Chairs shall disclose such notice to the Boards in closed session at the next regular meeting after receiving such notice. However, nothing in this Section 11(E) shall obligate the Boards to disclose this information to other third-parties until the Boards in their sole election determine that such information should be disclosed. The Boards shall make reasonable efforts to inform the CEO of such intended disclosure. Nothing in this Section 11.E. is intended to limit either Party's ability to terminate this Agreement prior to the expiration of this Agreement as provided in this Section 11.

12. BINDING ARBITRATION

The CEO and Housing Authority agree to submit any dispute, claim or controversy concerning CEO's employment or separation therefrom, or any dispute, claim or controversy arising out of or relating to any interpretation, construction, performance or breach of this Agreement to final and binding arbitration. Either party may make a written request to the other for arbitration. Any such request must be made within thirty (30) days of the action giving rise to the dispute. The parties shall make a good faith attempt to select an arbitrator and complete the arbitration with ninety (90) days. The arbitration shall take place in Fresno County, California, unless otherwise agreed by the parties. The arbitrator's fee shall be paid equally by both parties. Each party shall bear its own attorney fees and other costs. The arbitrator shall render a written decision and provide it to both parties. The arbitrator may award any remedy or relief otherwise available in court and the decision shall set forth the reasons for the award. The arbitrator shall not have any authority to amend or modify this agreement. Any arbitration conducted pursuant to this paragraph shall be governed by California Code of Civil Procedure sections 1281 et seq. In the event the parties are unable to mutually agree upon the selection of an arbitrator, a list of seven (7) arbitrators shall be obtained from the California State Mediation & Conciliation Service. The parties shall each strike from the list until one person remains, who shall be designated as the arbitrator. The party to strike first from the list shall be determined by lot.

13. ABUSE OF OFFICE CONVICTION

Notwithstanding any other provision of this Agreement, and as mandated by Government Code sections 53243 et seq. in the event the CEO is convicted of a crime constituting "abuse of office", the CEO shall reimburse the Housing Authority for salary and monies to the fullest extent mandated by law (e.g., paid leave, criminal defense expenses, cash settlement, etc.). In the event of such conviction, the Housing Authority shall make no payments barred by Government Code sections 53243 et seq.

14. INDEMNITY

In accordance with the provisions of Government Code sections 825 and 995, the Housing Authority shall defend the CEO from any and all demands, claims, suits, actions, and legal proceedings brought against the CEO in CEO's individual capacity, or official capacity as an agent and employee of the Housing Authority, provided that the incident giving rise to any such demand, claim, suit, action, or legal proceeding arose while the CEO was acting within the scope of employment. Unless there is a finding of criminal action, actual fraud, corruption or actual malice, the Housing Authority shall hold harmless and indemnify the CEO from any and all demands, claims, suits, actions, and legal proceedings brought against the CEO in CEO's individual capacity or in CEO's official capacity as an agent and employee of the Housing Authority, provided that the incident giving rise to any such demand, claim, suit, action, or legal proceeding arose while the CEO was acting within a scope of CEO's employment. Such indemnification and hold harmless shall be for any and all claims arising out of or related to this contract and its provisions, duties and responsibilities of the CEO's job performance, including any extensions of this Agreement.

15. GENERAL PROVISIONS

A. Severability. The terms of this Agreement are contractual and not a mere recital. Should any provision or part of any provision or application thereof be held invalid, the invalidity shall not affect any other provisions or applications of the Agreement which can be given effect without the invalid provision or application, and to this end, the provisions of this Agreement are declared to be severable.

B. Governing Law. This Agreement, and the rights and obligations of the parties, shall be construed and enforced in accordance with the laws of the State of California. Venue shall be in the Fresno County Superior Court or the appropriate federal district court.

C. Administrative Policies and Procedures. The CEO shall be subject to the various administrative policies and procedures applicable to employees of the Housing Authority. However, in the event any such policy and procedure is in conflict with the terms of this Agreement, then this Agreement shall apply.

D. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which shall constitute together one and the same instrument.

E. Entire Agreement. This Agreement contains the entire agreement and understanding between the parties. Any amendment, modifications or variations from the terms of this agreement shall be in writing and shall be effective only upon approval of such amendment, modification or variation by the Boards and the CEO.

IN WITNESS WHEREOF, the parties hereto have duly approved and executed this Agreement on the day and year above written.

ON BEHALF OF THE CITY OF FRESNO HOUSING AUTHORITY

Adrian Jones, Chair

ON BEHALF OF THE COUNTY OF FRESNO HOUSING AUTHORITY

Cary Catalano, Chair

I hereby accept this offer of employment and agree to comply with each and every condition thereof, and to perform faithfully all of the duties of employment of Executive Director/Chief Executive Officer of the Housing Authorities of the City and County of Fresno.

Tyrone Roderick Williams

EXHIBIT "A"

CEO Position Description

JOB DESCRIPTION

Position Title:	Chief Executive Officer/Executive Director (CEO)		
Department:	Executive Office		
Reports To:	Boards of Commissioners		
FLSA Status:	Exempt	Union:	Not Represented
Creation Date:	01/01/2007	Revision Date:	04/27/2021

SUMMARY

Under the general direction of the Boards of Commissioners of the Housing Authority of the City of Fresno and the Housing Authority of Fresno County (jointly referred to as “Fresno Housing” or “FH”), the Chief Executive Officer/Executive Director (CEO) has full executive responsibility and accountability for overall management of the organization, including strategic, financial, programmatic and operational leadership. The CEO is expected to serve as an advisor to the Boards of Commissioners on FH’s vision, mission and strategic plan, which includes short- and long-range objectives relating to housing development, property and asset management, neighborhood revitalization, housing assistance programs, resident empowerment programs, Diversity, Equity and Inclusion efforts, and anti-poverty initiatives. The CEO is the organization’s key spokesperson and advocate and will be responsible for fostering positive relationships among federal, state, and local governments and officials, private and non-profit agencies, FH residents, clients and vendors, and the community at large.

All activities must support the organization’s strategic goals and objectives and produce results that accomplish the goals of the Executive department.

ESSENTIAL DUTIES AND RESPONSIBILITIES

The below statements are intended to describe the general nature and scope of work being performed by this position. This is not a complete listing of all responsibilities, duties and/or skills required. Other duties may be assigned.

Organizational Leadership

- Along with the Boards of Commissioners, the CEO establishes the Agency’s vision, mission and annual goals and objectives; formulates and executes transformational strategies that continuously improves the organization; directs resources and implements measures to track the success against the stated vision, mission and goals; leads and facilitates cooperation and interdependence among departments to ensure that staff is cognizant of and connected to the organization’s mission, vision and goals; ensures annual goals are achieved or exceeded and results are communicated to the Boards and other stakeholders.
- Leads all policy, administrative and management decisions concerning the daily operations of the organization; works closely with the Executive Leadership Team to oversee the programs and activities of all FH staff, including financial management, program management, real estate development, asset management and compliance functions; responsible for creating a financially sustainable organization that is compliant with all legal and procedural requirements; ensures that current housing programs are managed at the highest quality, meeting or exceeding the requirements of various stakeholders.
- Develops leaders and talent pipeline; supervises, monitors, coaches and evaluates all subordinate employees on a regular basis; ensures that staff understands and meets or exceeds various measures as expected; provides appropriate training resources for staff members to

accomplish their objectives; empowers staff to effectively engage with internal and external customers.

- Directs the Agency's service delivery system; designs, implements and sustains exceptional programs that invest in residents/program participants through an array of educational, employment and wellness platforms; develops and expands affordable housing options for low-income residents throughout the city and county to serve organizational and community goals, in collaboration with residents, clients, community partners, local departments, state and federal agencies.
- Institutes and exemplifies the values and principles of the organization; acts as an authentic and accessible leader who exercises personal integrity, stewardship and ethical leadership; sets the tone at the top; demonstrates a commitment to Diversity, Equity and Inclusion; maintains a work environment that attracts, retains and motivates a diverse staff of high-performing individuals.

Board Governance and Support

- Maintains a committed, engaged, and community-based Board of Commissioners; ensures that commissioners have access to the education, resources and training necessary to fulfill their role as effective board members; encourages board members to engage and advocate for key organizational issues and related topics of interest at the regional, state and/or national-level.
- Acts as secretary of the meetings for the Agency; ensures compliance with all federal, state and local laws regarding public and non-profit board management and governance; ensures that all contracts and legal instruments are executed appropriately, as directed by resolution of the Board; completes all other duties as required by the office of Secretary-Treasurer.
- Maintains appropriate, regular and timely communication with the Boards and its Chairs; cultivates strong, productive working relationships with each Board member; provides the information, tools and resources to assist the Boards in their role of developing and adopting policy, setting short- and long-term strategic plans and goals, implementing new legislative requirements, and navigating complex housing and social issues.

Community Leadership, Outreach and Advocacy

- Provides public relations and conducts community relations activities to promote the Agency's mission and goals; ensures that the Agency maintains a positive reputation in the community and that the community is aware of Agency's services; responds accurately and promptly to media inquiries; maintains a positive relationship with the media.
- Ensures the mechanisms are in place to respect and respond to the needs of residents, neighbors and the larger Fresno community; exhibits flexibility in ability to respond to changing community needs.
- Collaborates with others to strengthen the organization's ability to address the needs and challenges of the Fresno community; serves on community boards and builds partnerships with community groups, service providers, and other public agencies; attends and participates in professional groups and meetings; stays abreast of new trends and innovations in the field of public housing, management, and public administration.
- Establishes and maintains cooperative working relationships with local government leadership, resident groups, the education and health sectors, and area non-profits that may be helpful in accomplishing the public mission of the Agency and addressing quality of life issues of residents/participants.

QUALIFICATIONS

To perform this job successfully, an individual must be able to perform each competency satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or

Fresno Housing Authority
Chief Executive Officer/Executive Director

ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the job competencies.

Job Competencies

Knowledge of:

- Key policies, procedures, functions and staff in the organization;
- The challenges and needs of low-income populations and communities;
- Various housing programs, policies and guidelines, including Federal, state and local laws, codes and regulations;
- Real estate development and financing principals using private and public funding sources, tax credits, tax-exempt bonds, private placement financing and qualified small issues;
- Personnel management principles and techniques that promote diversity, equity and inclusion;
- Complex financial management principals and tools, including budgeting formation and control, financial forecasting, revenue generation methods and regulations concerning federal and state funding sources.

Ability to:

- Exercise initiative and sound judgment in analyzing situations, and to make decisions in a timely manner;
- Work effectively and provide leadership to agency staff and third-parties;
- Develop positive, cooperative and supportive relationships with other housing and related agencies at the federal, state and local levels, and unite diverse interests toward supporting affordable housing and related programs;
- Establish and maintain effective relationships with the Boards of Commissioners, government officials, employees, developers, landlords, media partners, Agency clients and the general public; and
- Communicate the Agency program goals and objectives to individuals, community groups, business, elected officials and governmental agencies.

Education and/or Experience

Bachelor's Degree in public administration, business administration, finance, urban studies, social science or related field is required. Master's Degree preferred. Ten years of work experience in the management of complex, large housing authority, non-profit or affordable housing provider is required, including seven years in an Executive Leadership role. An equivalent combination of education and experience may be considered.

Language Skills

Ability to analyze and interpret general business periodicals, professional journals, technical procedures, or governmental regulations. Ability to write reports, business correspondence, and procedure manuals. Ability to effectively present information and respond to questions from groups of managers, clients, customers, and the general public.

Reasoning Ability

Ability to solve practical problems and deal with a variety of concrete variables in situations where only limited standardization exists. Ability to interpret a variety of instructions furnished in written, oral, diagram, or schedule form.

Fresno Housing Authority
Chief Executive Officer/Executive Director

Computer Skills

To perform this job successfully, an individual should have strong computer skills (MS Word, MS Excel, social media, EMS and various other computer programs).

Certificates, Licenses, Registrations

Possession of a valid California driver's license and the ability to be insurable under the Agency's automobile insurance plan at the standard rate.

BEHAVIORAL COMPETENCIES

To perform the job successfully, an individual should demonstrate the following competencies:

Strategic Capability and Leadership: Provides mission, sets direction, and inspires others to deliver on the organizational mandate. Decisions are based on ethical and socially responsible principles. Demonstrates accountability by advocating for what is right even in the face of opposition. Motivates using effective and innovative approaches to communication.

Program and Project Management: Ability to plan, manage, and evaluate specific activities to deliver the desired outputs.

Performance Management and Talent Development: Directs the activities and development of team, while respecting their individuality and the benefit of diverse ideas and approaches.

Problem Solving and Analysis (Resource Allocation and Analysis): Ability to systematically identify, analyze, and resolve existing and anticipated problems to reach optimum solutions in a timely manner.

Job Knowledge: Exhibits requisite knowledge, skills, and abilities to perform the position effectively. Demonstrates knowledge of policies, procedures, goals, objectives, operational entities, requirements, and activities as they apply to the assigned organizational entity of the Authority; uses appropriate judgment & decision making in accordance with level of responsibility.

Client Services and Teamwork: Provides timely, courteous, and quality service to an individual whether internal or external by anticipating individual needs, following through on commitments, and ensuring that our clients have been heard. Actively and collaboratively participates, despite personal differences, towards a common goal. Employee is open to new ideas and/or approaches. Employee is aware of changes that impact internal and external customers and effectively communicates the impact when working as a team.

Initiative: Proactively seeks solutions to resolve unexpected challenges. Actively assists others without formal/informal direction. Possesses the capacity to learn and actively seeks developmental feedback. Applies feedback for continued growth by mastering concepts needed to perform work.

Communication: Employee is clear, concise, and organized in all facets of communication to fully transfer understanding. Actively listens and is aware of the audience to adapt message appropriately. Strives to communicate information with appropriate personnel in a timely manner. Exhibits positive, polite, courteous, honest, and conscientious behavior with all internal/external clients. Accepts responsibility for actions and adjusts behavior as appropriate.

Safety & Risk Awareness: Employee is cognizant of his/her environment and any safety hazards and/or risks. Follows all safety-related policies and procedures to ensure the safety of self, others and the Agency. Identifies, communicates, and assists in the correction of any safety or risk concerns where appropriate.

Reliability & Judgment: Employee demonstrates sound reasoning and critical thinking by making decisions in line with established Agency expectations. Performs work in a reliable manner that is both accurate and timely.

PHYSICAL DEMANDS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is constantly required to sit, walk, stand and use hands to finger, handle or feel. The employee must be able to accurately exchange information in person, in writing and via e-mail and telephone. The employee is occasionally required to reach with hands and arms, reach above shoulder, climb or balance, stoop, kneel, and crouch. The employee must be able to accurately exchange information in person, in writing and via e-mail and telephone. The employee must regularly lift, push, pull and/or move up to 10 pounds, frequently lift, push, pull and/or move up to 5 pounds, and occasionally lift, push pull and/or move more than 25 pounds. Specific vision abilities required by this job may include close vision, distance vision, color vision, peripheral vision, depth perception, and ability to adjust focus.

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Office environment: The noise level in the work environment is usually moderate. May be required to perform construction site visits, which may require the use of safety equipment.

Fresno Housing is committed to creating a diverse, equitable and inclusive work environment, and is proud to be an equal opportunity employer. At Fresno Housing, we have a clear vision to be an employer of choice in our community – a place of work that attracts a diverse mix of talented people to come, to stay and do their best work, make a difference and where our workforce represents the communities we serve. Fresno Housing recruits, employs, trains, compensates, and promotes without regard to race, color, religion, gender, gender identity or expression, sexual orientation, national origin, genetics, disability, age, or veteran status.

Read and Acknowledged:

Employee Signature: _____

Employee Name (Printed): _____

Date Signed: _____

Fresno Housing Authority
Chief Executive Officer/Executive Director

EXHIBIT "B"

SEVERANCE AGREEMENT

THIS SEVERANCE AGREEMENT AND RELEASE (the "Agreement") is entered into by and between TYRONE RODERICK WILLIAMS ("Employee") and HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO, a public body corporate and politic (the "Housing Authority"). Employee and Housing Authority are sometimes collectively referred to herein as the "Parties" and singularly by their individual names or as a "Party."

NOW, THEREFORE, in consideration of the mutual covenants herein contained, Housing Authority and Employee hereby agree as follows:

1. **Termination.** The Parties agree to terminate their employment relationship effective _____, 202__ ("Termination Date"). Employee acknowledges that he received all of his final wages, including accrued but unused Annual Leave, through the Effective Date of this Agreement. Employee further acknowledges that the Severance Payment in this Agreement constitutes additional consideration beyond which Employee is entitled to receive.

2. **Severance Payment(s).** As full and final settlement of any claims that Employee may have against Housing Authority and Housing Authority's officers, directors, employees, agents and representatives, Housing Authority will pay Employee severance pay equal to one (1) year's salary (the "Severance Payment"). The Severance Payment will be payable, in accordance with Housing Authority's usual payroll cycle, the first installment payment to be made the first payday after the Effective Date of this Agreement. Employee may elect installment payments and designate the number and date of installments by notifying Employee of his election for installment payments. The Severance Payment will be mailed to the last known address for Employee, which is set forth below, unless Employee informs Housing Authority of a different address for mailing purposes.

3. **Mutual Release.** The Parties release and discharge each other, their agents, employees, officers and board members of and from any claims, or causes of action of any nature and for all liabilities and obligations of every kind and character that either now has, or in the future may have, except claims concerning the knowing or voluntary nature of the Age Discrimination Employment Act waiver contained in Paragraph 4, which are related to Employee's employment or termination of employment with Housing Authority.

The Parties acknowledge that this release extends to all claims relating to their employment relationship and termination of employment; including, but not limited to, claims for breach of contract; intentional or negligent infliction of emotional distress; breach of an express or implied covenant of good faith and fair dealing; constructive discharge; unlawful discrimination or harassment; and claims arising under the Fair

Employment and Housing Act, the Civil Rights Acts of 1866, 1871, 1964, and 1968, the Equal Pay Act, 42 U.S.C. 1982, the Age Discrimination in Employment Act; the Americans With Disabilities Act, the Family and Medical Leave Act, the California Family Rights Act, the Fair Labor Standards Act, and Chapter 1 of Part 1 of Division 2 of the California Labor Code.

4. **Waiver of Age Discrimination in Employment Act Claims.** The Parties intend that the Employee's release contained in this Agreement shall apply to all claims of any kind against Housing Authority by Employee. In order to comply with the Older Workers' Benefits Protection Act (29 U.S.C. § 626(f)) and effectuate the release of any potential claims under the federal Age Discrimination in Employment Act, Employee acknowledges and agrees as follows:

4.1 Employee has carefully read and fully understands all of the provisions of this Agreement;

4.2 By entering into this Agreement, Employee is releasing Housing Authority, and any of its agents, from any and all rights or claims that Employee may have against them, including but not limited to rights or claims that Employee may have under the Age Discrimination in Employment Act of 1967 (29 U.S.C. §§ 621 *et seq.*);

4.3 Employee is entering into this Agreement freely, knowingly, and voluntarily, and Employee intends to be legally bound by this Agreement;

4.4 Employee has had up to 21 days to consider whether to agree to the terms and conditions set forth in this Agreement (Employee acknowledges that if he signs this Agreement within the 21-day period, that he does so voluntarily and without any request, coercion, promises, or threat by Housing Authority);

4.5 Employee has been advised and hereby is advised in writing to consider the terms of this Agreement and consult with an attorney of his choice prior to signing the Agreement; and

4.6 For a seven (7) day period following his execution of this Agreement, Employee may revoke this Agreement by delivering a written revocation to the Chair of the Board of Directors of Housing Authority, and this Agreement shall not become effective or enforceable until the revocation period has expired.

4.7 Employee understands that rights or claims under the Age Discrimination in Employment Act of 1967 (29 U.S.C. §§ 621, *et seq.*) that may arise after the date this Agreement is executed are not waived.

5. **Waiver of Unknown Claims.** The Parties waive the provisions of Section 1542 of the California Civil Code, which reads as follows:

A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

By entering into this Agreement, the Parties understand that each is waiving all claims, known or unknown, relating to the Employee's employment or termination of employment, or actions or omissions as a director or officer, with Housing Authority.

6. **No Inducement.** Employee warrants and represents that he has not relied on any inducements, promises, or representations made by any party or its representative, or any other person, except for those expressly set forth in this Agreement.

7. **Proprietary Information.** Employee agrees to promptly return all of Housing Authority's property, including, but not limited to financial data, books, diaries, calendars, budgets, or other records whether maintained in written documents or on computer discs; keys, credit cards, or other equipment or property of Housing Authority. Employee acknowledges he has had access to confidential and proprietary information including, but not limited to, financial data, customer lists and methods of operations, which are owned by Housing Authority and cannot be divulged or disseminated to third-parties, including competing businesses. Return of all such property of Housing Authority is a condition of receiving any Severance Payment specified for in this Agreement.

8. **Binding Effect.** This Agreement shall bind and inure to the benefit of all successors, assigns, and heirs of the Parties.

9. **Further Assurances.** The Parties further agree to execute such other instruments or documents or take such further action as the other may reasonably request to carry out the intent of this Agreement and any instruments to be delivered in connection herewith, and to assure to each the full benefit of this Agreement and such instruments.

10. **Entire Agreement.** This Agreement states the entire agreement between the Parties and supersedes any prior agreement, negotiation or understanding. Each Party acknowledges and agrees that neither the other Party, nor its agents, have made any promise, representation or warranty, express or implied, not set forth in this Agreement.

11. **Severability.** If any part of this Agreement is found to be invalid or unenforceable, that part shall be deemed surplusage and the remainder of this Agreement shall be enforced in accordance with its terms.

12. **Modification.** This Agreement may not be altered, amended or modified, except by a writing executed by duly authorized representatives of all Parties. Any modification to the terms of this Agreement, whether material or immaterial, will not restart the running of the 21-day consideration period specified in Paragraph 4.4.

13. **Construction.** Should any paragraph, clause or provision of this Agreement be construed to be against public policy or determined by a court of competent jurisdiction to be void, invalid or unenforceable, such construction and decision shall affect only those paragraphs, clauses or provisions so construed or interpreted, and shall in no way affect the remaining paragraphs, clauses or provisions of this Agreement, which shall remain in force.

14. **Governing Law and Venue.** This Agreement and the rights and obligations of the Parties hereto shall be governed in all respects, including validity, interpretation and effect, by the laws of the State of California (without giving effect to its choice of law principles). All disputes arising out of this Agreement shall be subject to the exclusive jurisdiction and venue of the California state courts of Fresno County (or, in the case of exclusive federal jurisdiction, the United States District Court for the Eastern District of California (Fresno)) and both Parties consent to the personal and exclusive jurisdiction and venue of these courts.

15. **Counterparts.** This Agreement may be signed by the Parties in different counterparts and the signature pages combined to create a document binding on all Parties.

16. **Effective Date.** This Agreement will become effective after the expiration of the revocation period specified in Paragraph 4 above (that is eight (8) days after Employee signs and delivers a copy of this Agreement to Housing Authority).

“Employee”

TYRONE RODERICK WILLIAMS

Signature: _____

Date: _____

“Housing Authority”

ON BEHALF OF THE CITY OF FRESNO HOUSING AUTHORITY

Chair

ON BEHALF OF THE COUNTY OF FRESNO HOUSING AUTHORITY

Chair

BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 12/10/24
AGENDA ITEM: 8.a
SUBJECT: Housing Choice Voucher Update

AUTHOR: Brandy Woodard
Chief of Housing Choice Vouchers
DEPARTMENT: HCV
MEMO DATE: 12/04/2024

Executive Summary

Staff will provide an update on Housing Choice Vouchers.

Recommendation

None currently.



Housing Choice Voucher (HCV) Program Updates

Presentation by Brandy Woodard

December 10, 2024



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



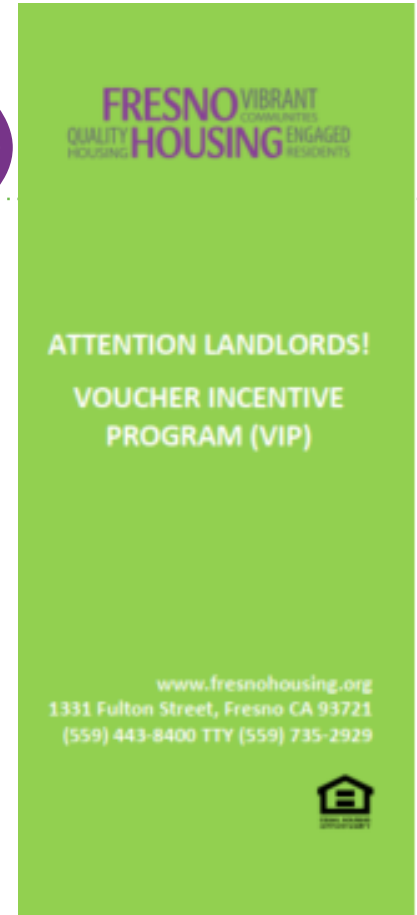
What I will Cover Today:

- Voucher Incentive Program (VIP)



Voucher Incentive Program (VIP)

- 313 households assisted and \$970,552 invested
 - 251 families moved into a unit
 - 3 families that have turned in paperwork for a unit to be inspected
 - 200 new units to the program
 - 104 of these units are in high-opportunity areas
 - 87 new owners to the program



BOARD MEMO

TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 12/10/2024
AGENDA ITEM: 8b
SUBJECT: Real Estate Development Update

AUTHOR: Michael Duarte
Chief Real Estate Officer
DEPARTMENT: Real Estate Development
MEMO DATE: 12/04/2024

Executive Summary

Staff will provide an overview of real estate development activities.

Recommendation

None at this time.