FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

2027 Annual Plan-Draft

Housing Authority of Fresno County

CA028

www.fresnohousing.org 1331 Fulton Street, Fresno, California 93721 (559) 443-8400 TTY (800) 735-2929

Annual PHA Plan *(Standard PHAs and Troubled PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.

(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.

(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.

(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.

(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	**PHA Name**: Housing Authority of Fresno County **PHA Code**: CA028 **PHA Type:** ☑ Standard PHA ☐ Troubled PHA **PHA Plan for Fiscal Year Beginning**: (MM/YYYY): 01/01/2027 **PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) **Number of Public Housing (PH) Units** 463 **Number of Housing Choice Vouchers (HCVs)** 5,845 **Total Combined Units/Vouchers** 6,317 **PHA Plan Submission Type:** ☑ Annual Submission ☐ Revised Annual Submission **Public Availability of Information.** In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. Public Document Location: https://fresnohousing.org/about-us/plans-policies/

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

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y	N	
☐	☑	Statement of Housing Needs and Strategy for Addressing Housing Needs.
☐	☑	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☑	☐	Financial Resources.
☐	☑	Rent Determination.
☐	☑	Operation and Management.
☐	☑	Grievance Procedures.
☐	☑	Homeownership Programs.
☐	☑	Community Service and Self-Sufficiency Programs.
☐	☑	Safety and Crime Prevention.
☑	☐	Pet Policy.
☐	☑	Asset Management.
☐	☑	Substantial Deviation.
☑	☐	Significant Amendment/Modification.

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

See attached additional documents

Update definition of significant amendment/modification:

As mandated by the U.S. Department of Housing and Urban Development, the Housing Authority must define “What is a substantial change to the Agency Plan?” If a proposed change to the Agency Plan is considered a “substantial change,” it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed and approved by the Housing Authority Boards of Commissioners. Therefore, the Housing Authority defines significant changes to the Agency Plan to be:
Significant changes to tenant/resident admissions policies;
Significant changes to the tenant/resident screening policy;
Significant changes to public housing rent policies;
Significant changes to the organization of the public housing or HCV waiting lists;
Significant Changes in the use of replacement reserve funds under the Capital Fund Grant;
Non de-minims changes to the identification of public housing units and/or property that will be subject to demolition, disposition,designation, or conversion activities.
An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments.
Additionally, as part of the Rental Assistance Development (RAD), Housing Authority of the City of Fresno is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:
The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
Changes to the construction and rehabilitation plan for each approved RAD conversion; and
Changes to the financing structure for each approved RAD conversion

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

See Attachment 1

B.2 **New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y	N	
☐	☑	Choice Neighborhoods Grants.
☑	☐	Modernization or Development.
☑	☐	Demolition and/or Disposition.
☐	☑	Designated Housing for Elderly and/or Disabled Families.
☐	☑	Conversion of Public Housing to Tenant-Based Assistance.
☑	☐	Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
☑	☐	Homeownership Program under Section 32, 9 or 8(Y)
☐	☑	Occupancy by Over-Income Families.
☐	☑	Occupancy by Police Officers.
☐	☑	Non-Smoking Policies.
☑	☐	Project-Based Vouchers.
☐	☑	Units with Approved Vacancies for Modernization.
☐	☑	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

See Attachment 2

B.3	**Progress Report.** Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. See Attachment 3

B.4	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. See Attachment 4
B.5	**Most Recent Fiscal Year Audit**. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☑ (b) If yes, please describe:
C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

C.2	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations* *Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N ☐ ☑ (b) If yes, include Challenged Elements.

C.5	**Troubled PHA.** (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y ☐ N ☐ N/A ☑ (b) If yes, please describe:

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Attachment 1 - PHA Plan Elements

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Updated Statistical Data of Housing Needs for Families in the City of Fresno

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Housing Needs for Families on the Public Housing Interest List - City of Fresno (CA006)

Updated: 6/2026

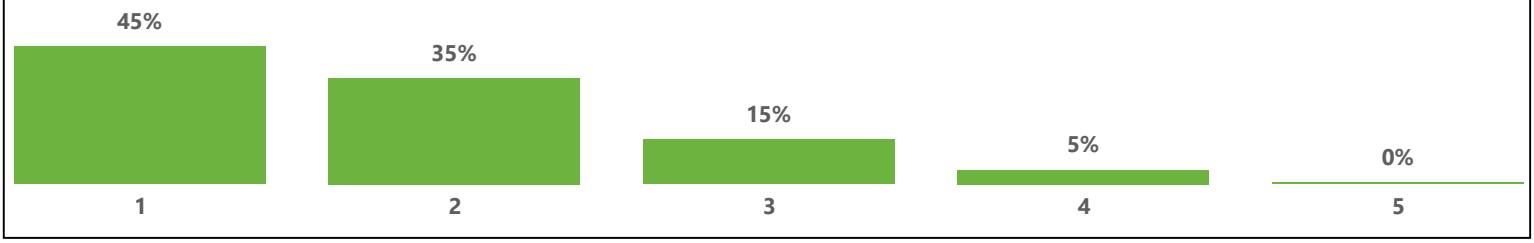
Total Applicants

Public Housing

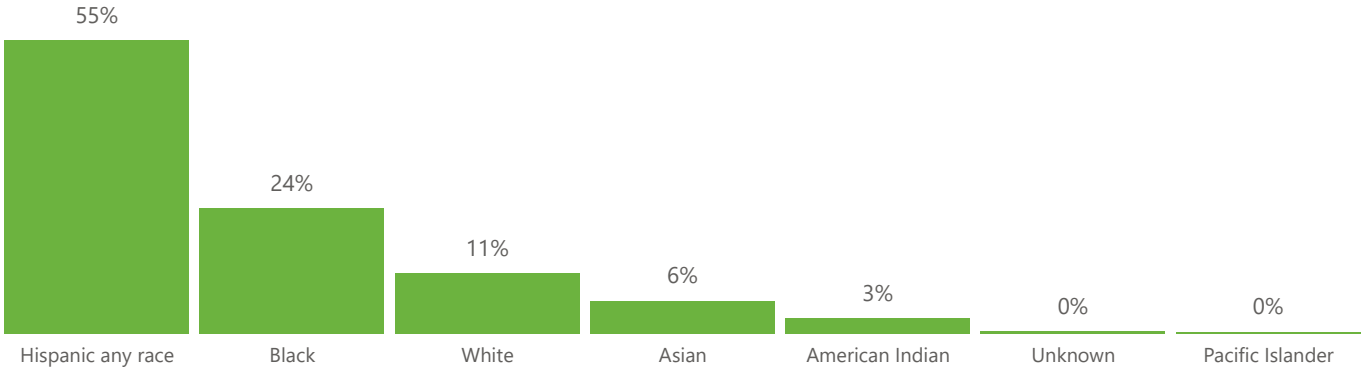
5194

Percent Elderly	Percent Disabled	Percent Veteran	Average Family Size
Public Housing	Public Housing	Public Housing	Public Housing
6%	18%	5%	2.4

Bedroom Size



Race and Ethnicity



Family Size	Extremely Low	Very Low	Low	Above Income Limits
1	38%	44%	37%	45%
2	21%	25%	26%	24%
3	16%	18%	16%	17%
4	11%	8%	11%	7%
5	7%	3%	5%	3%
6	4%	1%	4%	3%
7	2%	0%	0%	
8+	1%	0%	0%	

Notes:

- If an applicant applied to multiple interest lists, the applicant is only counted once.
- If one family member is disabled, elderly, or veteran, then the whole application is counted.

Housing Needs for Families on the Housing Choice Voucher Interest List - City/County

Updated: 6/2026

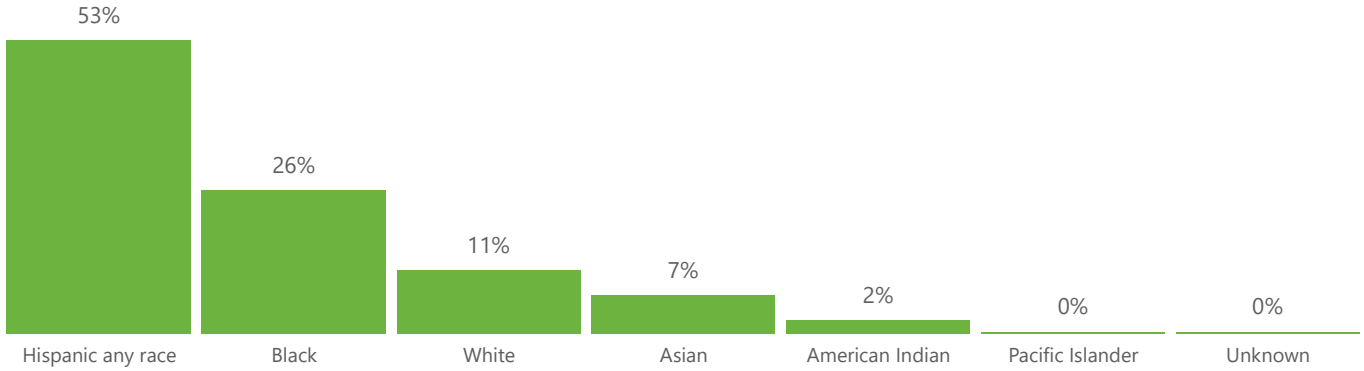
Total Applicants

Voucher

25,708

Percent Elderly	Percent Disabled	Percent Veteran	Average Family Size
Voucher	Voucher	Voucher	Voucher
8%	19%	3%	2.2

Race and Ethnicity



Family Size	1 Extremely Low	2 Very Low	3 Low	4 Above Income Limits
1	48%	46%	48%	48%
2	18%	25%	24%	27%
3	14%	17%	13%	9%
4	10%	7%	8%	7%
5	5%	4%	4%	6%
6	3%	1%	2%	3%
7	1%	0%	1%	
8+	1%	0%	1%	

Notes:

- If an applicant applied to multiple interest lists, the applicant is only counted once.
- If one family member is disabled, elderly, or veteran, then the whole application is counted.

Housing Needs for Families on the Housing Choice Voucher and Project Based Voucher Interest List - City/County

Updated: 6/2026

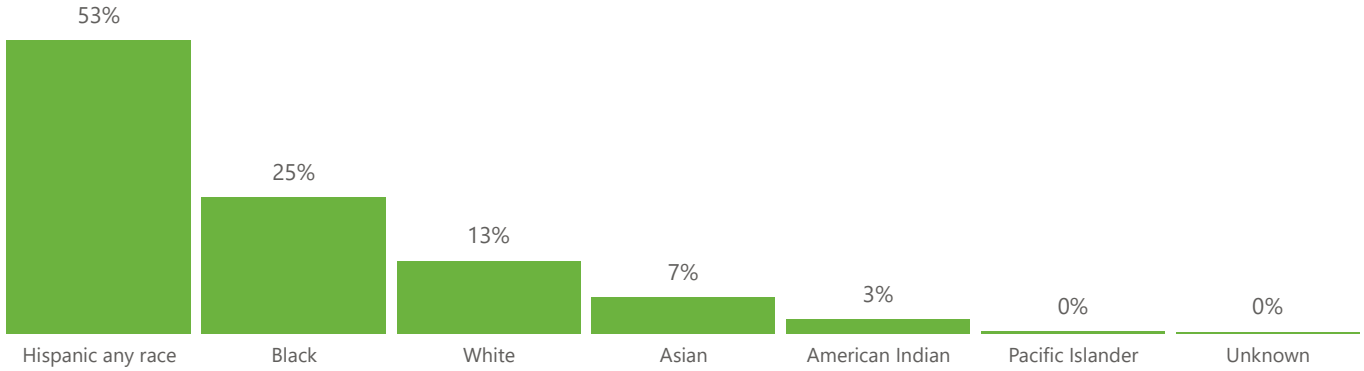
Total Applicants

Voucher

46,891

Percent Elderly	Percent Disabled	Percent Veteran	Average Family Size
Voucher	Voucher	Voucher	Voucher
8%	19%	3%	2.3

Race and Ethnicity



Family Size	1 Extremely Low	2 Very Low	3 Low	4 Above Income Limits
1	46%	43%	45%	45%
2	20%	27%	25%	25%
3	15%	18%	15%	13%
4	10%	8%	8%	9%
5	5%	3%	4%	5%
6	2%	1%	2%	2%
7	1%	0%	1%	1%
8+	1%	0%	0%	

Notes:

- If an applicant applied to multiple interest lists, the applicant is only counted once.
- If one family member is disabled, elderly, or veteran, then the whole application is counted.

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Attachment 1-Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

Deconcentration Policy:

If, at annual review, there are found to be development(s) with average income above or below the Established Income Range (EIR), and where the income profile for a general occupancy development above or below the EIR is not explained or justified in FH Plan, the FH shall adhere to the following policy for deconcentration of poverty and income mixing in applicable developments.

Skipping a family on the interest list to reach another family in an effort to further the goals of FH's deconcentration policy:

If a unit becomes available at a development below the EIR, the first eligible family on the interest list with income above the EIR will be offered the unit. If that family refuses the unit, the next eligible family on the waiting list with income above the EIR will be offered the unit. The process will continue in this order. For the available unit at the development below the EIR, if there is no family on the waiting list with income above the EIR, or no family with income above the EIR accepts the offer, then the unit will be offered to the next family regardless of income.

If a unit becomes available at a development above the EIR, the first eligible family on the interest list with income below the EIR will be offered the unit. If that family refuses the unit, the next eligible family on the waiting list with income below the EIR will be offered the unit. The process will continue in this order. For the available unit at the development above the EIR, if there is no family on the waiting list with income below the EIR, or no family with income below the EIR accepts the offer, then the unit will be offered to the next family regardless of income.

Skipping of families for deconcentration purposes will be applied uniformly to all families.

A family has the sole discretion whether to accept an offer of a unit made under the FH's deconcentration policy. FH shall not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under this deconcentration policy. However, FH shall uniformly limit the number of offers received by applicants, described in this Chapter.

If the average incomes of all general occupancy developments are within the Established Income Range, FH will be considered to be in compliance with the deconcentration agreement.

Nothing in the deconcentration policy relieves FH of the obligation to meet the income targeting requirements.

See attached "Proposed Summary of Changes 2026 Admissions and Continued Occupancy Policy (ACOP)"

See attached "Proposed Summary of Changes 2026 Housing Choice Voucher (HCV) Administrative Plan"

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Financial Resources:

CA028		
Sources	***Estimated/Planned $***	***Planned Uses***
Public Housing Operating Fund	1,837,374	Operating Expense of Public Housing Units
Public Housing Capital Fund	1,988,472	70% Capital Needs; 20% AMP Operations; 10% Admin
HCV Tenant Based Housing Assistance Payments (HAP)	63,918,364	HCV HAP
HCV Admin Fees	5,586,607	HCV Program Administration Expenses
HCV Family Self Sufficiency Program Grant	74,335	HCV Family Self Sufficiency
Public Housing Dwelling Rents	2,306,688	Operating Expense of Public Housing Units
Resident Services	312,195	Resident Services for Assisted Families
Non-Federal Developer Fees	1,055,111	non-Federal revenue earned from Development Activities to support activities not fully funded by other sources

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Attachment 2 – New Activities

Mixed Finance Modernization or Development

Several mixed finance developments are contemplated for development in partnership with the Housing Authority, and may use Public Housing Capital Funds, rental subsidy, RHF, Project Based Vouchers, Project Based Rental Assistance Vouchers and other available public housing or HUD funds to accomplish these goals.

Marcelli Terrace

The proposed conversion project is comprised of existing public housing located in the Highway City area in Fresno County. The proposed project may consist of a substantial rehabilitation of the 24 residential units, new construction, and/or transfer of assistance.

Schedule:
03/2027- Tax Credit Application
12/2027- Construction Start
02/2029- Construction Completion

Caruthers Commons
The proposed development is located in the town of Caruthers within the County of Fresno boundary. FH's vision for the project consists of new construction on vacant land. The site will be up to 60 units of affordable housing, along with community space.

Schedule:
03/2027- Tax Credit Application
12/2027- Construction Start
12/2029- Construction Completion

Firebaugh RAD
The Firebaugh RAD project is envisioned in multiple phases. The project may include up to 152 units of low-income housing with substantial rehabilitation, demolition and new construction, and/or transfer of assistance.

Schedule:
03/2027- Tax Credit Application
12/2027- Construction Start
02/2029- Construction Completion

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Del Rey Family Housing
The proposed development would consist of the new construction of up to 127 multifamily and 45 single family units on vacant land located on Jefferson Avenue in Del Rey, CA. The project may include a RAD transfer of assistance from existing public housing units in Del Rey.

Commented [HK1]: I believe Self Help wants to buy this portion of land to develop this

Schedule:
03/2027 Tax Credit Application
12/2027 Construction Start
03/2029 Construction Completion

Pinedale RAD
The proposed development is located in Pinedale, CA within the City of Fresno boundary. HAFC's vision for the project consists of substantial rehab of 57 scattered affordable, very-low to low-income housing apartment rentals or the new construction of units on a new parcel of land.

Schedule:
03/2027 Tax Credit Application
12/2027 Construction Start
03/2029 Construction Completion

Kingsburg Development
The proposed development is located in Kingsburg, CA within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to 80 affordable units along with commercial and open green space. The project will be new construction on a vacant parcel of land

Schedule:
03/2027- Tax Credit Application
12/2027- Construction Start
03/2029- Construction Completion

Selma Development
The proposed development is located in Selma, CA within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to 80 affordable units, a community building and open green space. The project will be new construction on a vacant parcel of land

Schedule:
03/2027- Tax Credit Application
12/2027- Construction Start
03/2029- Construction Completion

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Sanger Development
The proposed development is located in Sanger~~elma~~, CA within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to 120 affordable units along with commercial and open green space. The project will be new construction on a vacant parcel of land

Schedule:
07/2027- Tax Credit Application
05/2028- Construction Start
11/2029- Construction Completion

Laton Development
The proposed development is located in Laton, CA within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to 120 affordable units along with commercial and open green space. The project will be new construction on a vacant parcel of land

Schedule:
07/2027- Tax Credit Application
05/2028- Construction Start
11/2029- Construction Completion

Riverdale Development
The proposed development is located in Riverdale~~Laton~~, CA within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to 120 affordable units along with commercial and open green space. The project will be new construction on a vacant parcel of land

Schedule:
07/2027- Tax Credit Application
05/2028- Construction Start
11/2029- Construction Completion

Kerman Development
The proposed development is located in Kerman, CA within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to 120 affordable units along with commercial and open green space. The project will be new construction on a vacant parcel of land

Schedule:
07/2027- Tax Credit Application
05/2028- Construction Start
11/2029- Construction Completion

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The Courtyards at Whitesbridge
The proposed development is located in Kerman, CA within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to ~~64~~80 affordable units along with commercial and open green space. The project will be new construction on a vacant parcel of land

Schedule:
07/2027- Tax Credit Application
05/2028- Construction Start
11/2029- Construction Completion

DeSoto Gardens RAD
The HAFC envisions the potential inclusion of the DeSoto Gardens property (40 units) in a larger redevelopment of adjacent sites (affordable housing owned by the Housing Authority of the City of Fresno), not excluding the possibility of a transfer of assistance or substantial rehabilitation.

Schedule:
03/2027- Tax Credit Application
12/2027- Construction Start
03/2029- Construction Completion

Cordillera Commons Apartments Phase I
The proposed development is located in the City of San Joaquin. HAFC's vision for the project consists of approximately 50 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:
07~~3~~/2026~~7~~- Tax Credit Application
5~~12~~/2027- Construction Start
1110~~3~~/2028~~9~~- Construction Completion

Cordillera Commons Phase II

The proposed development is located in the City of San Joaquin. HAFC's vision for the project consists of approximately 63 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:
07/2027 - Tax Credit Application
05/2028 - Construction Start

11/2029 – Construction Completion

Firebaugh La Joya Commons Phase II
The proposed development is located in the City of Firebaugh. HAFC's vision for the project consists of the demolition of up to 14 units and the new construction of up to 40 units of family housing. The project may utilize up to 39 project-based vouchers.

Schedule:
073/20267- Tax Credit Application
0512/20277 -Construction Start
1103/20289- Construction Completion

Orange Cove ~~Senior Housing~~ Development
The proposed development is in the City of Orange Cove . HAFC's vision for the project consists of new construction of up to 12060 affordable, very-low to low-income ~~senior~~ housing apartments ~~that would be located above a commercial ground floor space~~. The project would have 1 manager's unit. This project may utilize ~~up to fifty (50)~~ project-based vouchers or a RAD transfer of assistance.

Schedule:
07/2027- Tax Credit Application
056/20287 -Construction Start
1109/2029- Construction Completion

Other RAD projects under consideration are as follows. These projects may include rehab, straight conversion, transfer of assistance, demo, and/or section 18 disposition.

County AMP 2
Del Rey Complex (30 Units)
Laton Apartments (20 Units)

County AMP 3
Sunset Terrace I (20 Units)

County AMP 5
Huron Apartments (20 Units)
Cazares Terrace I (24 Units)

County AMP 6
Taylor Terrace (27 Units)
San Joaquin Apartments (20 Units)

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Demolition and/or Disposition

The agency is considering the disposition and potential demolition of select low-income public housing properties throughout the County of Fresno. An approved disposition would allow the subject properties to be disposed at Fair Market Value (FMV) and allow for substantial rehabilitation and /or new construction utilizing low-income tax credit funding. The potential projects could consist of substantial rehabilitation or demolition and new construction of the residential units to preserve their long-term affordability, made possible by disposition from the public housing portfolio under HUD's Section 18 program.

Unused Faircloth Limit~~One or more of properties~~ may also be submitted for the Restore-Rebuild~~traditional Demo/Dispo p~~Program rather than through the Rental Assistance Demonstration program.

2025 Potential Applications:

County AMP 1
Pinedale Apartments I & II (57 Units)
Desoto Gardens (40 Units)
Marcelli Terrace (24 Units)

County AMP 2
Del Rey Complex (30 Units)
Laton Apartments (20 Units)

County AMP 3
Sunset Terrace I (20 Units)

County AMP 4
Mendoza Terrace (44 Units)
Mendoza Terrace II (29 Units)
Firebaugh Elderly (30 Units)
Cardella Courts (32 Units)

County AMP 5
Cazares Terrace I (24 Units)

County AMP 6
Taylor Terrace (27 Units)
San Joaquin Apartments (20 Units)

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The Courtyards at Whitesbridge
The proposed development is located in Kerman, CA within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to 80 affordable units along with commercial and open green space. The project will be new construction on a vacant parcel of land

Schedule:
07/2027- Tax Credit Application
05/2028- Construction Start
11/2029- Construction Completion

Homes under Homeownership Opportunities Program:

There are currently ~~5~~2 single-family homes under HOP, which have previously been approved for disposition under applications DDA0001895 and DDA0001896. Please see the Homeownership Program referenced in Attachment 1 for more information.

Conversion of Public Housing to Project-Based Assistance under RAD

These conversions may include demolition, rehabilitation, and new construction of the residential units to preserve their long-term affordability. The number and location of public housing units anticipated for conversion in 2025-2026 are broken down as follows:

2027 Potential Funding Applications:

County AMP 1
Pinedale Apartments I & II (57 Units)
Desoto Gardens (40 Units)
Marcelli Terrace (24 Units)

County AMP 2
Del Rey Complex (30 Units)
Laton Apartments (20 Units)

County AMP 3
Sunset Terrace I (20 Units)

County AMP 4
Mendoza Terrace (44 Units)
Mendoza Terrace II (29 Units)

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Firebaugh Elderly (30 Units)
Cardella Courts (32 Units)

County AMP 5
Cazares Terrace I (24 Units)

County AMP 6
Taylor Terrace (27 Units)
San Joaquin Apartments (20 Units)

County AMP 7
Granada Commons (16 Units)

The Fresno Housing Authority will be converting to Project Based Rental Assistance under the guidelines of PIH Notice 2012-32, REV-3 and any successor Notices.

Upon conversion to Project Based Rental Assistance the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7 of PIH Notice 2012-32, REV-3 and Joint Housing PIH Notice H-2016-17/PIH-2016-17. Additionally, the Fresno Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements.

At RAD conversion, current households (including those temporarily relocated to facilitate construction or rehabilitation) will not be subject to rescreening, income eligibility, or income targeting provisions, but will be subject to any ongoing eligibility requirements for actions that occur after conversion.

- All current households in good standing at RAD sites will, upon conversion, have a right to return after any temporary relocation necessary to facilitate rehabilitation or construction.
- Tenant rent increases purely as a result of conversion and that exceed the greater of 10% or $25 greater will be phased in over a 3-year period, which may extend to 5 years in accordance with HUD requirements.
- Tenants who currently participate in the ROSS-SC and FSS programs may continue to participate.
- Any tenants who currently receive the earned income disregard (EID) will continue to be eligible for it until the earlier to occur of: the tenant receiving the EID exclusion undergoes a break in employment or ceases to use the EID exclusion, or the EID exclusion expires. No other tenants at the RAD site may receive the EID. Tenants whose EID ceases or expires after conversion shall not be subject to the rent-phase in; rather, the rent will automatically adjust to the appropriate rent level based upon tenant income at that time.
- The Housing Authority and Owner will continue to recognize and fund legitimate residents' organizations.

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- Tenants will be afforded the procedural rights consistent with section 6 of the U.S. Housing Act of 1937, as amended, and as interpreted by HUD in the RAD Notice PIH-2012-32, REV-3, including termination notification and a grievance process. Those procedural rights will be incorporated into the House Rules for the RAD conversion sites.
- Tenants of RAD conversion sites may move with tenant-based rental assistance on or after the later to occur of: (a) 24 months from date of execution of the RAD HAP or (b) 24 months after the move-in date. Notwithstanding this choice-mobility right, the Housing Authority will not provide, in any year, more than one-third of its turnover vouchers to the residents of its RAD projects and no more than 15% of the households in a RAD project may move under the choice-mobility option in a given year.
- Any residents in place at the time of conversion to PBRA, as well as newly admitted residents, the owner may not process a termination of assistance if the Total Tenant Payment (TTP) (i.e., 30% of adjusted gross income paid toward rents and utilities) exceeds the contract rent plus any utility allowance. Instead, the owner must charge a tenant rent that is the lesser of 30% of the household adjusted income, less the utility allowance in the contract with the tenant retaining all rights under the Model PBRA Lease.

Additionally, the Fresno Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements, that the RAD conversions described in this plan comply with applicable site selection and neighborhood review standards. The Housing Authority is not presently under any voluntary compliance agreements, orders, rulings, or similar decisions that would be negatively impacted by RAD conversion activities described herein.

The RAD conversion will comply with all applicable site selection and neighborhood reviews standards and Fresno Housing Authority has followed all appropriate procedures.

The Fresno Housing Authority will submit all required information and certifications necessary to submit a Significant Amendment to the PHA Plan, including Resident Advisory Board comments and responses, challenged elements, and all required certifications.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the Fresno Housing Authority with access 'to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's annual Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, the annual estimate for which is included in the attachment. Please be aware that the Fresno Housing Authority may also borrow funds to address their capital needs.

Please find specific information related to the Public Housing Developments selected for RAD.

Policy changes for converted projects that will result in a transfer of assistance related to eligibility may include the following:

- HOME requirements limiting the housing to very low- income and low-income families;
- HOME requirements reasonably related to the applicants' ability to perform the obligations of the lease (i.e., to pay the rent, not to damage the housing; not to interfere with the rights and quiet enjoyment of other tenants);
- Low Income Housing Tax Credit (LIHTC) requirements based on maximum annual income at 60% of area median income and eligibility requirements of the LIHTC program

Policy changes for converted projects that will result in a transfer of assistance related to waiting list, admission, and selection may include the following:

Establishment of a new site-based waiting list. Applicants on the current site-based wait-list will be notified of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on the project-specific waiting list for the projects that will have a transfer of assistance shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list.

- Adopting HOME preferences for a particular segment of the population if permitted in its written agreement with the participating jurisdiction (and only if the limitation or preference is described in the participating jurisdiction's consolidated plan)
- Adopting preferences for veterans for project based rental assistance units
- Adopting preferences for Residency for project based rental assistance units for Fresno County residents
- Adopting preferences for disability, as defined in the HUD 4350.3 Occupancy Handbook, for project based rental assistance units
- Adopting preferences for specific groups of single persons who are elderly, as defined in the HUD 4350.3 Occupancy Handbook, for project based rental assistance units

All current households in good standing at RAD sites will, upon conversion, have a right to return after any temporary relocation necessary to facilitate rehabilitation or construction and will have priority for admission to the new site.

The Fresno Housing Authority will also be contributing Capital Funds in the amount of up to $1,893,340.

Non-Smoking Policy

- Update polices for mandatory changes per the final rule published in PIH Notice 2017-03, Enforcing Smoke-Free public housing per HUD's final rule to expand language on "prohibited tobacco product" definitions to include, items that involve the ignition and burning of tobacco leaves, such as: pipes and water pipes (also known as hookahs), electronic nicotine delivery (ENDS)

Project-Based Vouchers

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The HAFC may attach Project Based Vouchers (PBV) to projects in which the HAFC has ownership or controlling interest, without following a competitive process, when the HAFC engages in an initiative(s) to improve, develop, convert under the HUD Rental Assistance Demonstration, preserve, and/or replace a public housing property(ies) or site(s). Ownership Interest means that the HAFC or its officers, employees, or agents are in an entity that holds any such direct or indirect interest in the building(s) and/or real property, including, but not limited to an interest as: titleholder; lessee; a stockholder; a member, or general or limited partner; or a member of a limited liability corporation or limited partnership. Projects selected with this exemption method will typically include planning rehabilitation or construction on the project with a minimum of $40,000 per unit in hard costs. However, this minimum per unit cost would not be applicable in a situation where the HAFC is replacing a public housing property(ies) or site(s) with existing housing owned or controlled by the HAFC.

Project Based Vouchers (PBV's) provided by the RAD Program are to be utilized at a number of developments either in traditional Low-Income Housing Tax Credit (LIHTC) developments or through the U.S Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program. The number and location of PBV's proposed for 2025-2026 are broken down as follows:

County AMP 1
Pinedale Apartments I & II (57 Units)
Desoto Gardens (40 Units)
Marcelli Terrace (24 Units)

County AMP 2
Del Rey Complex (30 Units)
Laton Apartments (20 Units)

County AMP 3
Sunset Terrace I (20 Units)

County AMP 4
Mendoza Terrace (44 Units)
Mendoza Terrace II (29 Units)
Firebaugh Elderly (30 Units)
Cardella Courts (32 Units)

County AMP 5
Helsem Terrace (40 Units)
Biola Apartments (12 Units)

County AMP 6
Taylor Terrace (27 Units)
San Joaquin Apartments (20 Units)

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Cazares Terrace I (24 Units)

Schedule:
03/01/2027 & 07/01/2027 Tax Credit Applications
07/01/2027 & 10/01/2027 Tax Credit Award
12/01/2027 & 03/01/2028 Construction Starts
12/01/2028 & 07/01/2030 Construction Completions

Marcelli Terrace
The proposed conversion project is comprised of existing public housing located in the Highway City area in Fresno County. The proposed project may consist of a substantial rehabilitation of the 24 residential units, new construction, and/or transfer of assistance.

Schedule:
03/2027 Tax Credit Application
12/2027 Construction Start
02/2029 Construction Completion

Firebaugh RAD
The Firebaugh RAD project is envisioned in multiple phases. The project may include up to 152 units of low-income housing with substantial rehabilitation, demolition and new construction, and/or transfer of assistance.

Schedule:
03/2027- Tax Credit Application
12/2027- Construction Start
03/2029- Construction Completion

Del Rey Family Housing
The proposed development would consist of the new construction of up to 100 multifamily units on vacant land located on Jefferson Avenue in Del Rey, CA. The project may include a RAD transfer of assistance from existing public housing units in Del Rey.

Schedule:
03/2027- Tax Credit Application
12/2027- Construction Start
03/2029- Construction Completion

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Pinedale RAD
The proposed development is located in Pinedale, within the City of Fresno boundary. HAFC's vision for the project consists of substantial rehab of 57 scattered affordable, very-low to low-income housing apartment rentals or the new construction of units on a new parcel of land.

Schedule:
03/2027- Tax Credit Application
12/2027- Construction Start
03/2029- Construction Completion

DeSoto Gardens RAD
The HAFC envisions the potential inclusion of the DeSoto Gardens property (40 units) in a larger redevelopment of adjacent sites (affordable housing owned by the Housing Authority of the City of Fresno), not excluding the possibility of a transfer of assistance or substantial rehabilitation. We propose substantial rehabilitation and/or new construction.

Schedule:
03/2027- Tax Credit Application
12/2027- Construction Start
03/2029- Construction Completion

Cordillera Commons Apartments Phase I
The proposed development is located in the City of San Joaquin. HAFC's vision for the project consists of 51 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit. We propose substantial rehabilitation and/or new construction. The project may include a RAD transfer of assistance from existing public housing in San Joaquin.

Schedule:
07/2026- Tax Credit Application
05/2027- Construction Start
11/2028- Construction Completion

Cordillera Commons Phase II

The proposed development is located in the City of San Joaquin. HAFC's vision for the project consists of approximately 63 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:
07/2027 - Tax Credit Application

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05/2028 - Construction Start
11/2029 – Construction Completion

Firebaugh La Joya Commons Phase II
The proposed development is located in the City of Firebaugh. HAFC's vision for the project consists of the demolition of up to 14 units and the new construction of up to 40 units of family housing. The project may utilize up to 39 project-based vouchers.

Schedule:
07/2026- Tax Credit Application
05/2027 -Construction Start
11/2028- Construction Completion

Orange Cove Development
The proposed development is in the City of Orange Cove . HAFC's vision for the project consists of new construction of up to 120 affordable, very-low to low-income housing apartments. The project would have 1 manager's unit. This project may utilize project-based vouchers or a RAD transfer of assistance.

Schedule:
07/2027- Tax Credit Application
05/2028 -Construction Start
11/2029- Construction Completion
~~Schedule:~~
~~03/2027- Tax Credit Application~~
~~12/2027- Construction Start~~
~~03/2029- Construction Completion~~

~~Firebaugh La Joya Commons Phase II~~
~~The proposed development is located in the City of Firebaugh. HAFC's vision for the project consists of the demolition of 14 units and the new construction of up to 40 units of family housing. The project may utilize up to 39 project based vouchers.~~

~~Schedule:~~
~~07/2027- Tax Credit Application~~
~~05/2028- Construction Start~~
~~10/2030- Construction Completion~~

~~Orange Cove Senior Housing Development~~
~~The proposed development is in the City of Orange Cove. HAFC's vision for the project consists of new construction of up to 60 affordable, very-low to low-income senior housing apartments that would be~~

~~located above a commercial ground floor space. The project would have 1 manager's unit. This project may utilize up to fifty (50) project based voucher or a RAD transfer of assistance.~~

~~Schedule:~~
~~07/2027- Tax Credit Application~~
~~06/2028- Construction Start~~
~~09/2030- Construction Completion~~

Kingsburg Development
The proposed development is located in Kingsburg, within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to 80 affordable units along with commercial and open green space. The project will be new construction on a vacant parcel of land.

Schedule:
03/2027- Tax Credit Application
12/2027- Construction Start
03/2029- Construction Completion

Sanger Development
The proposed development is located in Sanger~~elma~~, CA within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to 120 affordable units along with commercial and open green space. The project will be new construction on a vacant parcel of land

Schedule:
07/2027- Tax Credit Application
05/2028- Construction Start
11/2029- Construction Completion

Laton Development
The proposed development is located in Laton, CA within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to 120 affordable units along with commercial and open green space. The project will be new construction on a vacant parcel of land

Schedule:
07/2027- Tax Credit Application
05/2028- Construction Start
11/2029- Construction Completion

Riverdale Development

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The proposed development is located in Laton, CA within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to 120 affordable units along with commercial and open green space. The project will be new construction on a vacant parcel of land

Schedule:
07/2027- Tax Credit Application
05/2028- Construction Start
11/2029- Construction Completion

Kerman Development
The proposed development is located in Kerman, CA within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to 120 affordable units along with commercial and open green space. The project will be new construction on a vacant parcel of land

Schedule:
07/2027- Tax Credit Application
05/2028- Construction Start
11/2029- Construction Completion

The Courtyards at Whitesbridge
The proposed development is located in Kerman, CA within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to ~~64~~80 affordable units along with commercial and open green space. The project will be new construction on a vacant parcel of land

Schedule:
07/2027- Tax Credit Application
05/2028- Construction Start
11/2029- Construction Completion

Selma Development
The proposed development is located in Selma, CA within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to 80 affordable units, a community building and open green space. The project will be new construction on a vacant parcel of land.

Schedule:
03/2027- Tax Credit Application
12/2027- Construction Start
03/2029- Construction Completion

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Site-based waiting lists will be established for each mixed finance development. Statement of how project basing would be consistent with our PHA Plan:

As the Agency strives to provide housing opportunities for individuals and families in need throughout Fresno County, especially those who are most vulnerable, project-based vouchers (PBV's) are an essential resource. To date, projects that are under consideration are targeting persons with very-low incomes, generally below 30-40% of the area median income. Projects are selected in accordance with HUD Title 24 Part 983.51 and HACCFs Administrative Plan. Selected projects will have demonstrated a need for rent subsidy in order to help offset basic operating costs and allow for the projects' financial feasibility.

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Attachment 3 – Mission & Goals

Mission

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

Vision

Thriving, inclusive communities where every individual has access to affordable, safe, and sustainable housing, fostering a foundation for personal growth, health, and communal well-being.

Strategic Drivers

- Strategic Driver #1: Target and Invest in Neighborhoods
- Strategic Driver #2: Fight to Eradicate Housing Insecurity
- Strategic Driver #3: Housing Choice Voucher Innovation
- Strategic Driver #4: Leverage Partnerships and Funding to Support Resident Goals

Below is a summary of progress and accomplishments that Fresno Housing has made over the past year in relation to these goals.

Strategic Driver #1: Target and Invest in Neighborhoods

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

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

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Progress update:

During 2025-2026, Fresno Housing made significant progress toward expanding and improving affordable housing opportunities throughout Fresno County. The Agency submitted multiple funding applications through SuperNOFA, HCD HOME, AHSC, FMCoC Builds, and CTCAC programs to support future development activity. Construction activity advanced across several major developments including Mosaic @ Broadway, Garland Gardens, Avalon Commons Phase II, and Davu Village. The Agency successfully completed 131 affordable housing units and additional homes at Heritage Estates while securing more than $58 million in tax credit awards and over $9 million in Joe Serna Farmworker Grant funding. Fresno Housing continued to engage local stakeholders and public agencies through partnerships in Clovis, San Joaquin, Orange Cove, and Downtown Fresno to ensure developments aligned with community priorities. Resident meetings and collaborative planning efforts were conducted for projects such as Garland Gardens, Parkside Inn, and Fairview Heights. In parallel, Fresno Housing implemented a more systematic approach to capital improvements, including preventative maintenance inspections, roof replacements, safety upgrades, and enterprise-wide construction planning efforts. The Real Estate Development team also expanded professional learning opportunities through participation in tax credit trainings, preservation cohorts, labor compliance education, and statewide housing initiatives to strengthen organizational capacity and readiness for future projects.

Strategic Driver #2: Fight to Eradicate Housing Insecurity

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

Progress update:

Fresno Housing strengthened its efforts to address housing insecurity by deepening partnerships and expanding organizational knowledge related to homelessness response systems throughout 2025-2026. The Agency partnered with the Department of Behavioral Health and participated in the Fresno Madera Continuum of Care as both a Board Member and Collaborative Applicant on new grant opportunities. Significant progress was made in supporting vulnerable populations through the lease-up of Manzanilla Commons and coordination with Poverello House to transition eligible residents into permanent housing opportunities. The Agency also modernized internal systems by transitioning HMIS and Property Management teams to updated software platforms to improve coordination and resident tracking. Cross-

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departmental trainings were conducted to clarify operational roles between support staff and property management teams when serving residents experiencing housing instability. Fresno Housing additionally participated in workgroups focused on improving the Coordinated Entry System and collaborated with consultants to support tribal engagement and planning efforts. The Agency continued investing in relationships with service providers, including public health agencies, Turning Point, Live Again Fresno, and the Boys and Girls Club, to expand resources and supportive services available to residents. These collaborative efforts strengthened Fresno Housing's leadership role in addressing homelessness while increasing access to stable housing and supportive community-based services.

Strategic Driver #3: Housing Choice Voucher Innovation

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

Progress update:

During 2025-2026, Fresno Housing continued advancing innovation within the Housing Choice Voucher program while maintaining a strong focus on resident-centered service delivery. The Agency expanded outreach and collaboration efforts to better understand community needs and improve coordination between housing assistance programs and supportive service providers. Operational improvements included enhanced communication between departments, stronger partnerships with behavioral health and homelessness response systems, and increased engagement with community organizations. Staff participated in trainings and cross-functional coordination efforts to strengthen consistency in service delivery and improve support for residents navigating housing challenges. The Agency also continued evaluating opportunities to streamline processes, modernize systems, and improve overall program responsiveness. Housing Choice Voucher operations remained focused on supporting housing stability for vulnerable households while reinforcing partnerships that increase access to permanent housing opportunities. These efforts helped position the program as a critical community resource that supports both housing access and long-term resident success.

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Strategic Driver #4: Leverage Partnerships and Funding to Support Resident Goals

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

Progress update:

Fresno Housing continued leveraging partnerships, grants, and community collaborations during 2025-2026 to support resident goals related to education, workforce development, and overall quality of life. The Agency strengthened relationships with organizations including the Boys and Girls Club, Live Again Fresno, Turning Point, and public health partners to expand supportive programming and resident services. Key discussions and planning efforts were initiated regarding the expansion of community-based services and facilities, particularly in Firebaugh and Parkway-area communities. Fresno Housing also explored additional shared goals and partnership opportunities with regional agencies to increase available resources and improve service coordination. The Beyond Housing Foundation continued efforts to identify and secure supplemental funding sources that support Resident Empowerment staffing and programming initiatives. Workforce development and educational support planning remained a major organizational priority, with an emphasis on creating pathways that promote long-term economic mobility for residents. The Agency further evaluated the effectiveness of current supportive service models to ensure investments align with resident outcomes and emerging community needs. Through these combined efforts, Fresno Housing continued building a stronger framework for resident empowerment and community-based support systems.

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Attachment 4

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Status: Approved **Approval Date:** 06/05/2026 **Approved By:** HO, KEVIN

Part I: Summary

PHA Name : Housing Authority of Fresno County

PHA Number: CA028

Locality (City/County & State)

☒ **Original 5-Year Plan** ☐ **Revised 5-Year Plan (Revision No:)**

A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	AUTHORITY-WIDE	$670,420.00	$745,420.00	$745,420.00	$745,420.00	$877,136.01
	PINEDALE COMPLEX (CA028000001)	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$185,182.89
	SANGER ELDERLY/WEDGEWOOD (CA028000002)	$153,000.00	$153,000.00	$153,000.00	$153,000.00	$214,537.59
	PARLIER COMPLEX (CA028000003)	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$75,650.43
	MENDOZA TERRACE-FIREBAUGH (CA028000004)	$300,000.00	$300,000.00	$300,000.00	$300,000.00	$307,859.26
	MENDOTA SCATTERED SITES (CA028000005)	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$119,463.42
	CAZARES TERRACE-HURON (CA028000006)	$352,632.00	$277,632.00	$277,632.00	$277,632.00	$293,255.40

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$670,420.00
ID0000374	Operations(Operations (1406))	Operations		$335,210.00
ID0000375	Administration(Administration (1410)-Other)	Administration		$167,605.00
ID0000385	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		$167,605.00
	PINEDALE COMPLEX (CA028000001)			$100,000.00
ID0000376	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$100,000.00
	SANGER ELDERLY/WEDGEWOOD (CA028000002)			$153,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000377	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$25,000.00
ID0000382	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$128,000.00
	PARLIER COMPLEX (CA028000003)			$50,000.00
ID0000378	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$50,000.00
	MENDOZA TERRACE-FIREBAUGH (CA028000004)			$300,000.00
ID0000379	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$100,000.00
ID0000383	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$200,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MENDOTA SCATTERED SITES (CA028000005)			$50,000.00
ID0000380	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$50,000.00
	CAZARES TERRACE-HURON (CA028000006)			$352,632.00
ID0000381	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$150,000.00
ID0000384	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$127,632.00
ID0000386	Fees & Cost(Dwelling Unit-Interior (1480)-Appliances)	Fees & Cost		$75,000.00
	Subtotal of Estimated Cost			$1,676,052.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$745,420.00
ID0000387	Operations(Operations (1406))	Operations		$335,210.00
ID0000388	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		$167,605.00
ID0000389	Administration(Administration (1410)-Other)	Administration		$167,605.00
ID0000399	Fees & Costs(Contract Administration (1480)-Other)	Fees & Costs		$75,000.00
	PINEDALE COMPLEX (CA028000001)			$100,000.00
ID0000390	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SANGER ELDERLY/WEDGEWOOD (CA028000002)			$153,000.00
ID0000391	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$25,000.00
ID0000396	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$128,000.00
	PARLIER COMPLEX (CA028000003)			$50,000.00
ID0000392	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$50,000.00
	MENDOZA TERRACE-FIREBAUGH (CA028000004)			$300,000.00
ID0000393	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000397	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$200,000.00
	MENDOTA SCATTERED SITES (CA028000005)			$50,000.00
ID0000394	Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$50,000.00
	CAZARES TERRACE-HURON (CA028000006)			$277,632.00
ID0000395	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$150,000.00
ID0000398	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$127,632.00
	Subtotal of Estimated Cost			$1,676,052.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$745,420.00
ID0000400	Operations(Operations (1406))	Operations		$335,210.00
ID0000401	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		$167,605.00
ID0000402	Administration(Administration (1410)-Other)	Administration		$167,605.00
ID0000412	Fees & Costs(Contract Administration (1480)-Other)	Fees & Costs		$75,000.00
	PINEDALE COMPLEX (CA028000001)			$100,000.00
ID0000403	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SANGER ELDERLY/WEDGEWOOD (CA028000002)			$153,000.00
ID0000404	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$25,000.00
ID0000409	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$128,000.00
	PARLIER COMPLEX (CA028000003)			$50,000.00
ID0000405	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$50,000.00
	MENDOZA TERRACE-FIREBAUGH (CA028000004)			$300,000.00
ID0000406	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000410	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$200,000.00
	MENDOTA SCATTERED SITES (CA028000005)			$50,000.00
ID0000407	Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$50,000.00
	CAZARES TERRACE-HURON (CA028000006)			$277,632.00
ID0000408	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$150,000.00
ID0000411	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$127,632.00
	Subtotal of Estimated Cost			$1,676,052.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$745,420.00
ID0000413	Operations(Operations (1406))	Operations		$335,210.00
ID0000414	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		$167,605.00
ID0000415	Administration(Administration (1410)-Other)	Administration		$167,605.00
ID0000425	Fees & Costs(Contract Administration (1480)-Other)	Fees & Costs		$75,000.00
	PINEDALE COMPLEX (CA028000001)			$100,000.00
ID0000416	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SANGER ELDERLY/WEDGEWOOD (CA028000002)			$153,000.00
ID0000417	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$25,000.00
ID0000422	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$128,000.00
	PARLIER COMPLEX (CA028000003)			$50,000.00
ID0000418	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$50,000.00
	MENDOZA TERRACE-FIREBAUGH (CA028000004)			$300,000.00
ID0000419	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000423	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$200,000.00
	MENDOTA SCATTERED SITES (CA028000005)			$50,000.00
ID0000420	Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$50,000.00
	CAZARES TERRACE-HURON (CA028000006)			$277,632.00
ID0000421	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$150,000.00
ID0000424	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$127,632.00
	Subtotal of Estimated Cost			$1,676,052.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2030

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$877,136.01
ID0000426	Operations(Operations (1406))	Operations		$414,616.91
ID0000427	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		$207,308.45
ID0000428	Administration(Administration (1410)-Other)	Administration		$207,308.45
ID0000438	Fees & Costs(Contract Administration (1480)-Other)	Fees & Costs		$47,902.20
	PINEDALE COMPLEX (CA028000001)			$185,182.89
ID0000429	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$68,348.26

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2030

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000439	Exterior Building Paint and Siding(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding)	Exterior Building Paint and Siding		$116,834.63
	SANGER ELDERLY/WEDGEWOOD (CA028000002)			$214,537.59
ID0000430	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$15,918.72
ID0000435	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$81,784.24
ID0000440	Exterior Building Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Building Paint		$116,834.63
	PARLIER COMPLEX (CA028000003)			$75,650.43
ID0000431	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$31,837.44

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2030

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000441	Exterior Building Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Building Paint		$43,812.99
	MENDOZA TERRACE-FIREBAUGH (CA028000004)			$307,859.26
ID0000432	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$63,674.88
ID0000436	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$127,349.75
ID0000442	Exterior Building Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Building Paint		$116,834.63
	MENDOTA SCATTERED SITES (CA028000005)			$119,463.42
ID0000433	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$31,837.44

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2030

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000443	Exterior Building Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Building Paint		$87,625.98
	CAZARES TERRACE-HURON (CA028000006)			$293,255.40
ID0000434	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$95,220.23
ID0000437	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$81,200.07
ID0000444	Exterior Building Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Building Paint		$116,835.10
	Subtotal of Estimated Cost			$2,073,085.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 1 2026

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Operations(Operations (1406))	$335,210.00
Administration(Administration (1410)-Other)	$167,605.00
Management Improvements(Management Improvement (1408)-Other)	$167,605.00
Subtotal of Estimated Cost	$670,420.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 2 2027

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Operations(Operations (1406))	$335,210.00
Management Improvements(Management Improvement (1408)-Other)	$167,605.00
Administration(Administration (1410)-Other)	$167,605.00
Fees & Costs(Contract Administration (1480)-Other)	$75,000.00
Subtotal of Estimated Cost	$745,420.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 3 2028

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Operations(Operations (1406))	$335,210.00
Management Improvements(Management Improvement (1408)-Other)	$167,605.00
Administration(Administration (1410)-Other)	$167,605.00
Fees & Costs(Contract Administration (1480)-Other)	$75,000.00
Subtotal of Estimated Cost	$745,420.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 4 2029

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Operations(Operations (1406))	$335,210.00
Management Improvements(Management Improvement (1408)-Other)	$167,605.00
Administration(Administration (1410)-Other)	$167,605.00
Fees & Costs(Contract Administration (1480)-Other)	$75,000.00
Subtotal of Estimated Cost	$745,420.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 5 2030

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Operations(Operations (1406))	$414,616.91
Management Improvements(Management Improvement (1408)-Other)	$207,308.45
Administration(Administration (1410)-Other)	$207,308.45
Fees & Costs(Contract Administration (1480)-Other)	$47,902.20
Subtotal of Estimated Cost	$877,136.01