FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

2027 Annual Plan - DRAFT

Housing Authority of the City of Fresno

CA006

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 the City of Fresno **PHA Code**: CA026

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 435* **Number of Housing Choice Vouchers (HCVs)** 7,532

Total Combined Units/Vouchers 7,882 ***311 Public Housing, 122 ACC/Tax Credit (2HOP)**

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.

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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.

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(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

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(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

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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

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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.

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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. Draft

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

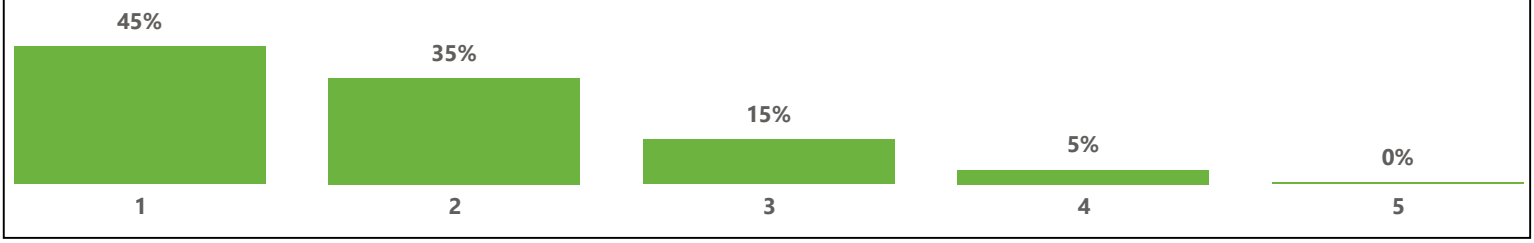
Total Applicants

Public Housing

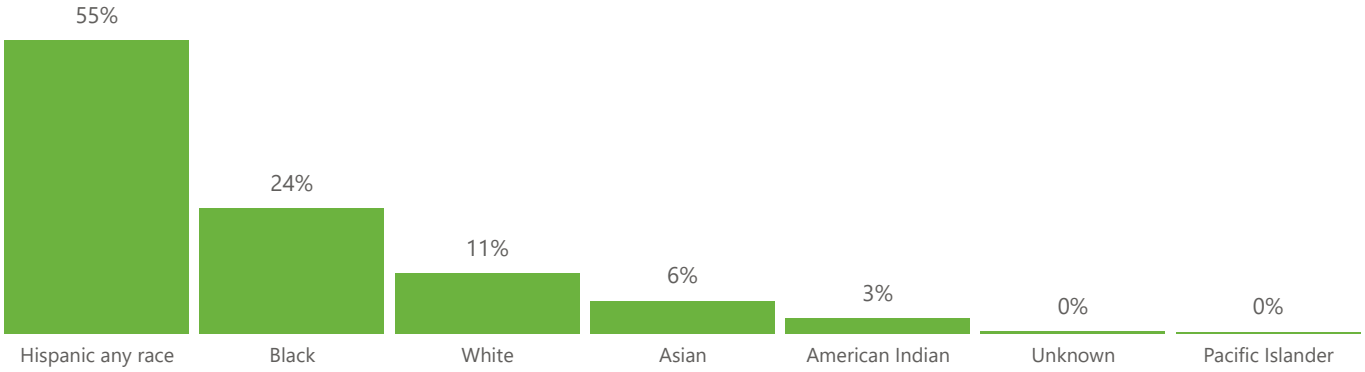
5194

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

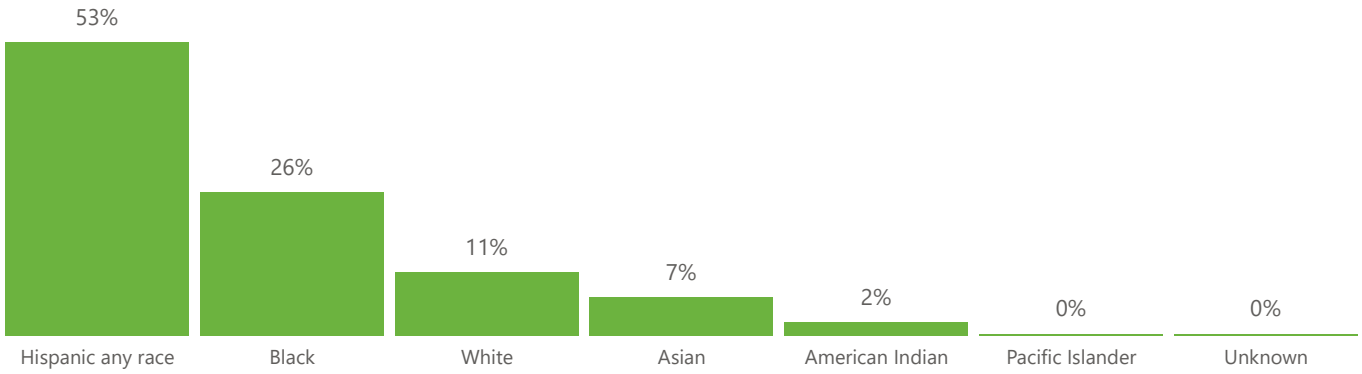
Total Applicants

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

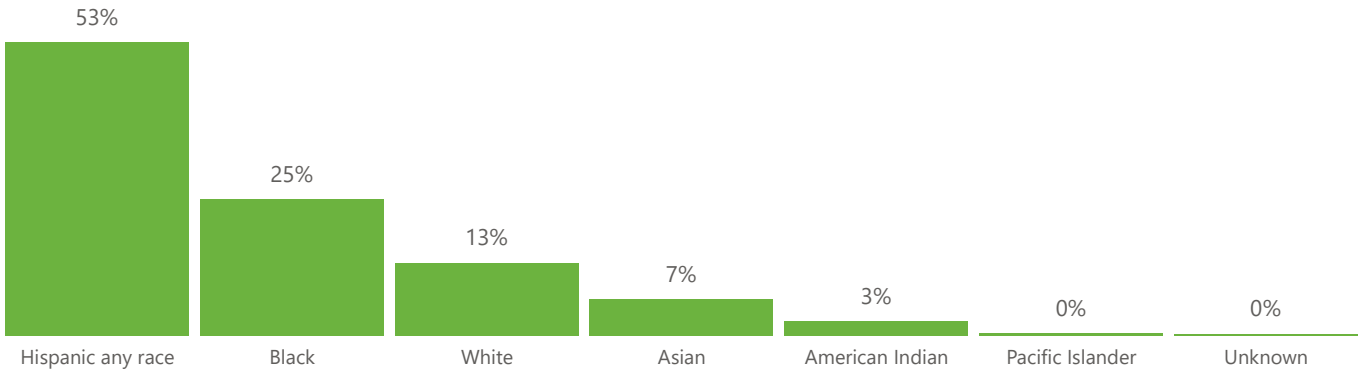
Total Applicants

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 2025 Admissions and Continued Occupancy Policy (ACOP)"

See attached "Proposed Summary of Changes 2025 Housing Choice Voucher (HCV) Administrative Plan"

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Financial Resources:

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Sources	***Estimated/Planned $***	***Planned Uses***
Public Housing Operating Fund	2,262,700	Operating Expense of Public Housing Units
Public Housing Capital Fund	1,599,910	70% Capital Needs; 20% AMP Operations; 10% Admin
HCV Tenant Based Housing Assistance Payments (HAP)	90,397,766	HCV Tenant Based Rental Assistance Payments
HCV Admin Fees	7,397,681	HCV Program Administration Expenses
Mainstream HAP and Admin Fees	804,890	Mainstream Tenant Based Rental Assistance Payments and Administrative Expenses
Public Housing Resident Opportunities and Self-Sufficiency (ROSS) Program Grant	31,109	Public Housing Self Sufficiency Program
Homeless Management Information System (HMIS) and Expansion Grants	344,040	Administration of Homeless Management Information Systems
Public Housing Dwelling Rents	1,325,886	Operating Expense of Public Housing Units
HOME Tenant-Based Rental Assistance Grant	280,000	HOME Tenant Based Rental Assistance Payments and admin expenses
Special Needs Assistance Program (SNAP)	108,684	SNAP Program Supportive Services and Rental Assistance
Resident Services	381,572	Resident Services for Assisted Families
Non-Federal Developer Fees	1,289,580	non-Federal revenue earned from Development Activities to support activities not fully funded by other sources

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Attachment 2 – New Activities

Hope VI or Choice Neighborhoods

West Fresno Planning

FH was awarded Choice Neighborhoods Planning Grant funds to support working with community partners to create a plan that may include new mixed-income residential development in a variety of communities in West Fresno, new community services, community-serving retail and commercial development, and a potential home ownership component. The plan includes the replacement of the existing family housing owned and operated by the Fresno Housing Authority.

Schedule:
06/2019 Planning Activities Began
12/2020 - Choice Neighborhoods Planning Awards
12/2022 - Planning Activities Complete-Submitted planning outcome
08/2027 - Implementation Application

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.

Renaissance at Parc Grove IV

The site is located in Central Fresno adjacent the Veterans Administration. The project consists of 39 affordable, very-low to low-income housing apartment rentals for veterans, and 1 manager's unit.

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

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Transit Oriented Development Central Fresno

The proposed development is located in the City of Fresno along one of the proposed Bus Rapid Transit (BRT) corridors. FH's vision for the project consists of 40-80 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:
03/2027 - Tax Credit Application
12/2028 - Construction Start
03/2030 - Construction Completion

High Density Downtown Redevelopment Project

FH envisions a high-density redevelopment project located at the current FH Central Office site in Downtown Fresno. The project may include affordable housing, workforce housing, market-rate housing, commercial space, office space, and other mixed-use development opportunities. The final development concept, density, financing structure, and implementation schedule will be determined through future planning efforts, market conditions, and funding availability.

Schedule:
03/2028 - Tax Credit Application
12/2028 - Construction Start
06/2030 - Construction Completion

The Roos at Fulton Forum Phase I

FH envisions a downtown project located at the corner of Tuolumne and Fulton Street. The concept envisions 60-130 units of housing designated for families, and workforce residents. The development may include the transfer of RAD rental assistance from one or more existing low-income public housing sites.

Schedule:
05/2026 - State Funding Application
03/2027 - Tax Credit Application
12/2027 - Construction Start
06/2029 - Construction Completion

Fulton Forum Phase II

FH envisions a second phase of redevelopment within the Fulton Forum located in Downtown Fresno. The concept envisions 60-130 units of housing serving families, workforce households, students, special populations, and other community needs. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources. The project may also include ground-floor commercial, retail, community-serving, or mixed-use space. The final unit mix, affordability levels, density, and development program will be determined through future planning and

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financing activities.

Schedule:
03/2028 - Tax Credit Application
12/2028 - Construction Start
06/2030 - Construction Completion

Fulton Forum Phase III

FH envisions a future phase of redevelopment within the Fulton Forum located in Downtown Fresno. The concept envisions 55-120 units of housing serving families, workforce households, students, special populations, and other community needs. The project may include affordable housing, workforce housing, market-rate housing, ground-floor commercial, retail, community-serving, office, and other mixed-use development opportunities. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources. The final unit mix, affordability levels, density, and development program will be determined through future planning, market conditions, and financing opportunities.

Schedule:
03/2029 - Tax Credit Application
12/2029 - Construction Start
06/2031 - Construction Completion

Downtown Redevelopment Project

FH envisions a future redevelopment opportunity within Downtown Fresno. The project may include affordable housing, workforce housing, market-rate housing, commercial space, community-serving uses, and other mixed-use development opportunities. The final project location, unit mix, affordability levels, density, and development program will be determined through future planning efforts and financing opportunities.

Schedule:
03/2028 - Tax Credit Application
12/2028 - Construction Start
06/2030 - Construction Completion

Garland Gardens

The Garland Gardens site consists of approximately 5.1 acres located at 3726 North Pleasant Avenue in Fresno, CA. The project proposes the substantial rehabilitation of 51 existing affordable housing units, consisting of 46 two-bedroom units and 5 three-bedroom units, along with the construction of a new

community building. The rehabilitation will serve families and low-income households.

Schedule:
07/2025 - Tax Credit Application
06/2026 - Construction Start
07/2027 - Construction Completion

The Mosaic @ Broadway

The Mosaic @ Broadway site consists of approximately 0.32 acres located at 1840 Broadway Street in Fresno's Mural District. The project proposes the adaptive reuse of a vacant two-story motel into 25 affordable units, including studios, one-bedroom units, and a manager's unit, serving low-income and workforce residents.

Schedule:
04/2024 - City Funding Application
05/2025 - Construction Start
07/2026 - Construction Completion

Southeast Fresno Mixed-Use Development

FH is seeking to identify a location for a proposed mixed-use development. Several stakeholders, including the agency, envision a development which consists of community resources, commercial space and low-income housing units. The project concept envisions community resources serving the Hmong community, as well as a multi-purpose community space. We propose substantial rehabilitation and/or new construction of this site.

Schedule:
04/2027 – State Funding Application
03/2028 - Tax Credit Application
12/2028 - Construction Start
06/2030 - Construction Completion

Avalon Commons Phase II

The Avalon Commons Phase II site consists of approximately 2.39 acres of vacant land at the northwest corner of Chestnut and Alluvial Avenues in Fresno, CA. The concept envisions up to (45) units of housing designated for families, workforce, special needs and veteran residents. The development may include the transfer of RAD rental assistance from one or more existing low-income public housing properties.

Schedule:
03/2025 - Tax Credit Application
03/2026 - Construction Start
07/2027 - Construction Completion

Northeast Fresno Development

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FH is searching for sites to develop multi-family low-income rental housing in Northeast Fresno. The concept includes 60 to 80 units of housing designed for families and workforce residents. The development may include the transfer of RAD rental assistance from one or more existing low-income public housing properties.

Schedule:
07/2028 - Tax Credit Application
03/2029 - Construction Start
06/2030 - Construction Completion

North Fresno Development

FH is searching for sites to develop multi-family low-income rental housing in North Fresno. The concept includes 90 to 120 units of housing designed for families and workforce residents. The development may include the transfer of RAD rental assistance from one or more existing low-income public housing properties. We propose substantial rehabilitation and/or new construction of this site.

Schedule:
01/2027 - Tax Credit Application
01/2028 - Construction Start
09/2029 - Construction Completion

West Fresno Development

FH's vision will include new mixed-income residential development in a variety of communities in West Fresno, new community services, community-serving retail and commercial development, which may include the replacement of the existing family housing owned and operated by the Fresno Housing Authority. The project may include transfer of assistance from adjacent public housing units undergoing RAD conversion. The project may include a home ownership component. We propose substantial rehabilitation and/or new construction of this site.

Schedule:
03/2028 - Tax Credit Application
12/2028 - Construction Start
06/2030 - Construction Completion

Monte Vista Terrace

FH envisions the redevelopment of the existing low-income public housing site at North 1st Street & East Tyler Avenue. The redevelopment may include higher density housing with open space and a community building. The concept includes 40-60 units of housing designed for families.

Schedule:
03/2027 - Tax Credit Application
12/2027 - Construction Start
06/2029 - Construction Completion

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Herndon/Hayes Site

The Herndon-Hayes site consists of approximately 4.86 acres located at the intersection of West Herndon Avenue, North Hayes Avenue, and North Veterans Boulevard in Fresno, California. The project proposes the new construction of 96 affordable housing units across eight three-story residential buildings, along with a centrally located community building and resident-serving amenities. The development will consist of 24 one-bedroom units, 48 two-bedroom units, and 24 three-bedroom units designed to serve low-income families and large-family households. The project will also include a community building, landscaped open space, outdoor seating areas, children's play areas, bicycle parking, and other amenities intended to support resident services, community engagement, and quality of life.

Schedule:
05/2026 - City Funding Application
01/2027 - Tax Credit Application
10/2027 - Construction Start
3/2029 - Construction Completion

Summer Hill

FH is evaluating the potential acquisition and preservation of an existing affordable housing community located in Southwest Fresno. The project may include the acquisition of partnership interests, long-term affordability preservation, rehabilitation of existing residential units, and other property improvements. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources. The final scope of rehabilitation, financing structure, and implementation schedule will be determined through due diligence, future planning efforts, and financing opportunities.

Schedule:
03/2028 - Tax Credit Application
12/2028 - Construction Start
06/2030 - Construction Completion

Victory Village (FKA Parkway Drive)

Victory Village envisions a 42-unit special needs project. Located at 959 N. Parkway Drive, Fresno, CA, the site is an existing motel with 66 units. The site consists of two 2-story buildings and one 1-story building. The project involves conversion into a non-congregate shelter pursuant to Homekey 2.0 guidelines.

Schedule:
07/2026 - Tax Credit Application
04/2027 - Construction Start
09/2029 - Construction Completion

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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 City 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 may also be submitted for the Restore-~~Rebuild Program~~Rebuild Program rather than through the Rental Assistance Demonstration program.

2027 Potential Applications:

City AMP 1 (158 units)
Sequoia Courts (60 Units)
Sequoia Courts Terrace (78 Units)

City AMP 2 (188 Units)
Sierra Plaza (70 Units)
Fairview Heights Terrace (64 Units)
Sierra Terrace (26 Units)
Desoto Gardens (28 Units)

Victory Village (FKA Parkway Drive)

Victory Village envisions a 42-unit special needs project. Located at 959 N. Parkway Drive, Fresno, CA, the site is an existing motel with 66 units. The site consists of two 2-story buildings and one 1-story building. The project involves conversion into a non-congregate shelter pursuant to Homekey 2.0 guidelines.

Schedule:
07/2026 Tax Credit Application
04/2027 Construction Start
09/2029 Construction Completion

Fulton Forum Phase II

FH envisions a second phase of redevelopment within the Fulton Forum located in Downtown Fresno. The concept envisions 60-130 units of housing serving families, workforce households, students, special populations, and other community needs. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources. The project may also include ground-floor commercial, retail, community-serving, or mixed-use space. The final unit mix, affordability levels, density, and development program will be determined through future planning and financing activities.

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Schedule:
03/2028 - Tax Credit Application
12/2028 - Construction Start
06/2030 - Construction Completion

Fulton Forum Phase III

FH envisions a future phase of redevelopment within the Fulton Forum located in Downtown Fresno. The concept envisions 55-120 units of housing serving families, workforce households, students, special populations, and other community needs. The project may include affordable housing, workforce housing, market-rate housing, ground-floor commercial, retail, community-serving, office, and other mixed-use development opportunities. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources. The final unit mix, affordability levels, density, and development program will be determined through future planning, market conditions, and financing opportunities.

Schedule:
03/2029 - Tax Credit Application
12/2029 - Construction Start
06/2031 - Construction Completion

Herndon/Hayes Site

The Herndon-Hayes site consists of approximately 4.86 acres located at the intersection of West Herndon Avenue, North Hayes Avenue, and North Veterans Boulevard in Fresno, California. The project proposes the new construction of 96 affordable housing units across eight three-story residential buildings, along with a centrally located community building and resident-serving amenities. The development will consist of 24 one-bedroom units, 48 two-bedroom units, and 24 three-bedroom units designed to serve low-income families and large-family households. The project will also include a community building, landscaped open space, outdoor seating areas, children's play areas, bicycle parking, and other amenities intended to support resident services, community engagement, and quality of life.

Schedule:
05/2026 - City Funding Application
01/2027 - Tax Credit Application
10/2027 - Construction Start
3/2029 - Construction Completion

Summer Hill

FH is evaluating the potential acquisition and preservation of an existing affordable housing community located in Southwest Fresno. The project may include the acquisition of partnership interests, long-term affordability preservation, rehabilitation of existing residential units, and other property improvements.

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The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources. The final scope of rehabilitation, financing structure, and implementation schedule will be determined through due diligence, future planning efforts, and financing opportunities.

Schedule:
03/2028 - Tax Credit Application
12/2028 - Construction Start
06/2030 - Construction Completion

Disposition activities under HUD's Section 18 program may include land which does not contain Low-Income Public Housing units or non-dwelling units and which could be utilized for the construction or preservation of another type of low-income housing or community facility. Disposition activity of land may include but is not limited to land in the following areas:

City AMP 1 (138 units)
Sequoia Courts (60 Units)
Sequoia Courts Terrace (78 Units)

City AMP 2 (188 Units)
Sierra Plaza (70 Units)
Fairview Heights Terrace (64 Units)
Sierra Terrace (26 Units)
Desoto Gardens (28 Units)

City AMP 5
Yosemite Village II

City AMP 7
Parc Grove Commons II

City AMP 8
Pacific Gardens

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Homes under Homeownership Opportunities Program

There are currently 2 single-family homes under HOP, which have previously been approved for disposition under application DDA0001894. 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 2026-2027 are broken down as follows:

2027 Potential Funding Applications:

City AMP 1 (158 units)
Sequoia Courts (60 Units)
Sequoia Courts Terrace (78 Units)

City AMP 2 (188 Units)
Sierra Plaza (70 Units)
Fairview Heights Terrace (48 Units)
Sierra Terrace (26 Units)
Desoto Gardens (28 Units)

City AMP 5
Yosemite Village (69 Units)

City AMP 7
Parc Grove II (31 Units)

City AMP 8
Pacific Gardens (22 Units)

Southeast Fresno RAD excess transfer – up to 3 PBRAs

Policy changes for RAD converted projects related to waiting list, admission, and selection are as follows:

Adopting a selection method by lottery for Project Based Rental Assistance

Project-Based Vouchers

The FH may attach Project Based Vouchers (PBV) to projects in which the FH has ownership or controlling interest, without following a competitive process, when the FH 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 FH 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 FH is replacing a public housing property(ies) or site(s) with existing housing owned or controlled by the FH.

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 2026-2027 are broken down as follows:

City AMP 1 (158 units)
Sequoia Courts (60 Units)
Sequoia Courts Terrace (78 Units)

City AMP 2 (188 Units)

Sierra Plaza (70 Units)
Fairview Heights Terrace (64 Units)
Sierra Terrace (26 Units)
Desoto Gardens (28 Units)

City AMP 7
Parc Grove II (31 Units)

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

Southeast Fresno Senior/Family Development

FH is looking at a potential partnership with an existing developer to construct up to 120 units of senior and affordable housing.

Schedule:
03/2027 - Tax Credit Application
12/2028 - Construction Start
06/2030-Construction Completion

Parkway Drive Motels

FH envisions the adaptive reuse of up to four (4) motels located off of Parkway Drive/Freeway 99 in Fresno, CA into permanent supportive housing units. The combined sites could utilize up to 323 project-based vouchers.

Schedule:
Davu Village (FKA Parkside Inn):
07/2025 - Tax Credit Application
06/2026 - Construction Start
10/2027-Construction Completion

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Journey Home (FKA Welcome Inn):
03/2026 - Tax Credit Application
12/2027 - Construction Start
08/2028-Construction Completion

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 the City of Fresno, especially those who are most vulnerable, project-based vouchers (PBV's) are an essential resource. To date, two projects are under consideration targeting persons with very-low incomes, generally below 30-40% of the area median income. Projects were selected in accordance with HUD Title 24 Part 983.51 and HACCFs Administrative Plan. Selected projects 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 City of Fresno

PHA Number: CA006

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	$515,014.00	$643,766.00	$643,766.00	$643,766.00	$527,869.48
	YOSEMITE VILLAGE (CA006000001)	$474,221.00	$323,000.00	$323,000.00	$323,000.00	$452,139.00
	FAIRVIEW HEIGHTS TERRACE (CA006000002)	$222,422.00	$308,000.00	$308,000.00	$308,000.00	$476,882.00
	YOSEMITE VILLAGE - PHASE 2 (CA006000005)	$69,585.00	$12,773.00	$12,773.00	$12,773.00	$247,439.00
	PACIFIC GARDENS (CA006000008)	$6,297.00				

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
	AUTHORITY-WIDE (NAWASD)			$515,014.00
ID0000241	Operations(Operations (1406))	Operations		$257,508.00
ID0000242	Administration(Administration (1410)-Other)	Administration		$128,753.00
ID0000253	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		$128,753.00
	YOSEMITE VILLAGE (CA006000001)			$474,221.00
ID0000243	Replace Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances		$146,883.00
ID0000245	Tree Trimming and Removal(Dwelling Unit-Site Work (1480)-Landscape)	Tree Trimming and Removal		$67,146.00

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
ID0000248	Repair/Replacement/Seal(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repair/Replacement/Seal		$83,933.00
ID0000249	Repair/Replacement/Seal(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repair/Replacement/Seal		$167,866.00
ID0000250	Playground Areas - Equipment(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Playground Areas - Equipment		$8,393.00
	FAIRVIEW HEIGHTS TERRACE (CA006000002)			$222,422.00
ID0000244	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$146,883.00
ID0000246	Tree Trimming and Removal(Dwelling Unit-Site Work (1480)-Landscape)	Tree Trimming and Removal		$67,146.00
ID0000251	Playground Areas - Equipment(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Playground Areas - Equipment		$8,393.00

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
	YOSEMITE VILLAGE - PHASE 2 (CA006000005)			$69,585.00
ID0000247	Tree Trimming and Removal(Dwelling Unit-Site Work (1480)-Landscape)	Tree Trimming and Removal		$69,585.00
	PACIFIC GARDENS (CA006000008)			$6,297.00
ID0000252	Playground Areas - Equipment(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Playground Areas - Equipment		$6,297.00
	Subtotal of Estimated Cost			$1,287,539.00

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)			$643,766.00
ID0000254	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		$128,753.00
ID0000255	Operations(Operations (1406))	Operations		$257,507.00
ID0000256	Administration(Administration (1410)-Other)	Administration		$128,753.00
ID0000257	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs		$128,753.00
	YOSEMITE VILLAGE (CA006000001)			$323,000.00
ID0000258	Replace Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances		$273,000.00

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
ID0000260	Tree Trimming and Removal(Dwelling Unit-Site Work (1480)-Landscape)	Tree Trimming and Removal		$50,000.00
	FAIRVIEW HEIGHTS TERRACE (CA006000002)			$308,000.00
ID0000259	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$258,000.00
ID0000261	Tree Trimming and Removal(Dwelling Unit-Site Work (1480)-Landscape)	Tree Trimming and Removal		$50,000.00
	YOSEMITE VILLAGE - PHASE 2 (CA006000005)			$12,773.00
ID0000262	Tree Trimming and Removal(Dwelling Unit-Site Work (1480)-Landscape)	Tree Trimming and Removal		$12,773.00
	Subtotal of Estimated Cost			$1,287,539.00

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)			$643,766.00
ID0000263	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		$128,753.00
ID0000264	Operations(Operations (1406))	Operations		$257,507.00
ID0000265	Administration(Administration (1410)-Other)	Administration		$128,753.00
ID0000266	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs		$128,753.00
	YOSEMITE VILLAGE (CA006000001)			$323,000.00
ID0000267	Replace Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances		$273,000.00

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
ID0000269	Tree Trimming and Removal(Dwelling Unit-Site Work (1480)-Landscape)	Tree Trimming and Removal		$50,000.00
	FAIRVIEW HEIGHTS TERRACE (CA006000002)			$308,000.00
ID0000268	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$258,000.00
ID0000270	Tree Trimming and Removal(Dwelling Unit-Site Work (1480)-Landscape)	Tree Trimming and Removal		$50,000.00
	YOSEMITE VILLAGE - PHASE 2 (CA006000005)			$12,773.00
ID0000271	Tree Trimming and Removal(Dwelling Unit-Site Work (1480)-Landscape)	Tree Trimming and Removal		$12,773.00
	Subtotal of Estimated Cost			$1,287,539.00

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)			$643,766.00
ID0000272	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		$128,753.00
ID0000273	Operations(Operations (1406))	Operations		$257,507.00
ID0000274	Administration(Administration (1410)-Other)	Administration		$128,753.00
ID0000275	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs		$128,753.00
	YOSEMITE VILLAGE (CA006000001)			$323,000.00
ID0000276	Replace Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances		$273,000.00

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
ID0000280	Trimming and Removal(Dwelling Unit-Site Work (1480)-Landscape)	Tree Trimming and Removal		$50,000.00
	FAIRVIEW HEIGHTS TERRACE (CA006000002)			$308,000.00
ID0000277	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$258,000.00
ID0000278	Tree Trimming and Removal(Dwelling Unit-Site Work (1480)-Landscape)	Tree Trimming and Removal		$50,000.00
	YOSEMITE VILLAGE - PHASE 2 (CA006000005)			$12,773.00
ID0000279	Tree Trimming and Removal(Dwelling Unit-Site Work (1480)-Landscape)	Tree Trimming and Removal		$12,773.00
	Subtotal of Estimated Cost			$1,287,539.00

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)			$527,869.48
ID0000281	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		$105,724.00
ID0000282	Operations(Operations (1406))	Operations		$210,698.00
ID0000283	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs		$105,724.00
ID0000292	Administration(Administration (1410)-Other)	Administration		$105,723.48
	YOSEMITE VILLAGE (CA006000001)			$452,139.00
ID0000284	Replace Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances		$223,445.00

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
ID0000286	Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring Replacement		$187,454.00
ID0000288	Tree Trimming and Removal(Dwelling Unit-Site Work (1480)-Landscape)	Tree Trimming and Removal		$41,240.00
	FAIRVIEW HEIGHTS TERRACE (CA006000002)			$476,882.00
ID0000285	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$210,698.00
ID0000287	Tree Trimming and Removal(Dwelling Unit-Site Work (1480)-Landscape)	Tree Trimming and Removal		$41,240.00
ID0000289	Exterior Paint/ Siding Repair(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding)	Exterior Paint/ Siding Repair		$224,944.00
	YOSEMITE VILLAGE - PHASE 2 (CA006000005)			$247,439.00

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
ID0000290	Tree Trimming and Removal(Dwelling Unit-Site Work (1480)-Landscape)	Tree Trimming and Removal		$37,491.00
ID0000291	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$209,948.00
	Subtotal of Estimated Cost			$1,704,329.48

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))	$257,508.00
Administration(Administration (1410)-Other)	$128,753.00
Management Improvements(Management Improvement (1408)-Other)	$128,753.00
Subtotal of Estimated Cost	$515,014.00

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	
Management Improvements(Management Improvement (1408)-Other)	$128,753.00
Operations(Operations (1406))	$257,507.00
Administration(Administration (1410)-Other)	$128,753.00
Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	$128,753.00
Subtotal of Estimated Cost	$643,766.00

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	
Management Improvements(Management Improvement (1408)-Other)	$128,753.00
Operations(Operations (1406))	$257,507.00
Administration(Administration (1410)-Other)	$128,753.00
Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	$128,753.00
Subtotal of Estimated Cost	$643,766.00

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	
Management Improvements(Management Improvement (1408)-Other)	$128,753.00
Operations(Operations (1406))	$257,507.00
Administration(Administration (1410)-Other)	$128,753.00
Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	$128,753.00
Subtotal of Estimated Cost	$643,766.00

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	
Management Improvements(Management Improvement (1408)-Other)	$105,724.00
Operations(Operations (1406))	$210,698.00
Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	$105,724.00
Administration(Administration (1410)-Other)	$105,723.48
Subtotal of Estimated Cost	$527,869.48