



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

December 9, 2025

5:00 P.M.

1260 Fulton Street - Second Floor

Fresno, CA., 93721

Mosaic Conference Room

FRESNO, CA, 93721



December 2025-Joint Meeting of the Boards of Commissioners

1. Call to Order

2. Approval of the Agenda as Posted

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

3. Public Comment and Presentations

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

4. Potential Conflicts of Interest

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

5. CLOSED SESSION

a. CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Government Code Section 54957.6

Agency Designated Representatives: Tyrone Roderick Williams, Jeff Cardell, Michael Duarte, Marc' Bady; Employee Organization: Service Employees International Union (SEIU), Local 521

b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code § 54956.8)

Property: Two portions of City Right of Way situated on (1) the eastern intersection of Tuolumne Street and Fulton Street and (2) the southern intersection of Tuolumne Street and Van Ness Avenue (Fresno, CA). Agency Negotiator: Tyrone Roderick Williams. Negotiating Parties: Housing Authority of the City of Fresno; City of Fresno. Under Negotiation: Price and Terms

5. Governance Matters

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

b. Commissioner's Report

c. Board Officers Elections - Housing Authority of the City of Fresno

6. Consent Agenda

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

a. Consideration of the Minutes of Previous Joint Board Meeting

Approval of the minutes of the Board Meeting

Approval of the Minutes of the Joint Board November 18, 2025 11

b. Completion of Annual CEO Evaluation - 2025

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c. Consideration of Approval of 2026 Employee Salary Schedule

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d. Consideration of 2026 Program Utility Allowances

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e. Consideration of Loan Agreement Between Housing
Relinquished Fund Corporation and the Kresge Foundation

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7. Information Item

a. 2025 Agency Goals Update

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b. Real Estate Development Update

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8. Action

a. Approval of 2026 Agency Budget

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9. Adjournment

CEO REPORT

TO:	Boards of Commissioners Fresno Housing Authority	DATE:	December 3, 2025
FROM:	Tyrone Roderick Williams Chief Executive Officer	BOARD MEETING:	December 9, 2025
		AGENDA ITEM:	5a
		AUTHOR:	Tyrone R. Williams

SUBJECT: CEO REPORT

Executive Summary

The Boards of the Fresno Housing Authority have established four strategic drivers:

- Target and Invest in Neighborhoods
- Fight to Eradicate Housing Insecurity
- Housing Choice Voucher Innovation
- Leverage Partnerships and Funding to Support Resident Goals

Each strategic Driver has been carefully chosen to address specific challenges and opportunities within our community, with the goal to create a profound and lasting impact. The following report demonstrates the efforts of the Executive Leadership and Staff to progress towards these drivers.

Matters of Importance

1. Office of Governor Gavin Newsom and Fresno Housing is presenting an Appointments Workshop with Governor Newsom's Appointments Secretary Morgan Carvajal. Information will be presented about current vacancies available to serve on a statewide board or commission, the overall application process, and hear about the impactful work appointees get to lead on behalf of the State of California. The workshop will be held on Wednesday, December 10, 2025 at 5:30 p.m. The location is Alegre Commons Apartments, 130 West Barstow Ave, Fresno, CA.
2. The Fresno Housing CEO has been appointed to participate as one of the housing authority representatives on the State Housing and Homelessness Agency planning team. This is a new agency created to streamline the housing funding and development process.
3. Sherwin Williams Painting Certification Program recently concluded. Of the 13 participants who completed the program, 2 have found employment.

4. On Wednesday, December 31st the Journey Home Shelter will cease operations. Fresno Housing staff is working with Turning Point, the shelter operator, to ensure a concerted effort to have resident's exit to alternative housing options.

Real Estate Department - Development Projects Overview

Name of Property	Status/Type	Address	Total Units	Percent Complete
Heritage Estates (<i>fka Florence & Plumas</i>)	Under Construction	146 E. Florence Ave. Fresno, CA	33	91.41%
The Mosaic @ The Mural District	Under Construction	1840 Broadway Fresno, CA	25	60%
Cordillera Commons Phase I (<i>fka San Joaquin Commons</i>)	Pre-Development HCD HOME Awarded	Corner of West Colorado Avenue & 5th Street, San Joaquin, CA 93660	51	N/A
Davu Villave/Parkside Inn/Golden State Triage	Pre-Development City of Fresno CDBG/HOME-ARP Awarded CTCAC Awarded	1415 W. Olive Avenue, Fresno	63	N/A
The Roos @ Fulton Forum	Pre-Development IIG-C Contingent Award Pending AHSC Application	1302 Fulton Street, Fresno	124	N/A
Avalon Commons Phase II (<i>fka Chestnut/Alluvial</i>)	Pre-Development City of Fresno LHTF Awarded City of Fresno CDBG Awarded CTCAC Awarded	7521 N. Chestnut Ave. Fresno, CA	45	N/A
135 Osmun	Pre-Development City of Clovis PLHA Awarded TOD Awarded	135 Osmun Clovis, CA	47	N/A
La Joya Commons Phase II (<i>fka Firebaugh Family</i>)	Pre-Development HCD SuperNOFA Awarded	1501 Clyde Fannon Road Firebaugh, CA	28	N/A
Garland Gardens	Pre-Development CTCAC Awarded City of Fresno NOFA Pending	3726 N. Pleasant Fresno, CA	51	N/A

Pomelo Villas	Pre-Development	Railroad & 8 th Ave. Orange Cove, CA	60	N/A
California Avenue Neighborhood	Pre-Development Planning CNI Planning Awarded	Southwest Fresno - TBD	TBD	N/A

Project Highlights

The ribbon cutting for Heritage Estates was held on November 12, 2025 and 17 homes have received their final certificates of occupancy.

Resident Empowerment

Holiday Events

Join us this month as we celebrate the holidays with festive meals and family activities at 19 Fresno Housing properties across Fresno County.

All events details are on the following website at www.residentempowerment.org

Date:	Time:	Event:	Location:
12/15/2025	3pm- 4:30pm	Holiday Brunch and Bingo	Renaissance at Alta Monte - 205 N Blackstone Avenue, Fresno, CA 93701
12/15/2025	10am-11:30am	Holiday Brunch and Bingo	Villages at Paragon - 4041 Plaza Drive W, Fresno, CA 93702
12/16/2025	12pm-2pm	Seniors Holiday Potluck Events	Linnaea Villas - 2530 Sierra Street, Kingsburg, CA 93631
12/16/2025	10am-11:30	Holiday Brunch and Bingo	Renaissance at Trinity - 524 South Trinity Street, Fresno, CA 93706
12/16/2025	3pm- 4:30pm	Holiday Brunch and Bingo	Villages at Broadway - 1828 Broadway Street, Fresno, CA 93721
12/17/2025	3pm-5pm	Holiday Feast with Activities	Corazon del Valle - 36307 Fresno St, Huron, CA 93234
12/17/2025	12pm-2pm	Seniors Holiday Potluck Events	Marion Villas - 1600 Marion Street, Kingsburg, CA 93631

12/17/2025	12pm-2pm	Holiday Potluck & Community Resources	Yosemite Village - 709 W California Avenue, Fresno, CA 93706
12/17/2025	10am-11:30	Holiday Brunch and Bingo	Alegre Commons - 130 W Bartow Avenue, Fresno, CA 93704
12/17/2025	3pm- 4:30pm	Holiday Brunch and Bingo	The Arthur @ Blackstone - 3045 N Blackstone Avenue, Fresno, CA 93703
12/18/2025	4:00pm - 6pm	Holiday Feast with Activities	Rio Villas - 1238 P St, Firebaugh, CA 93622
12/18/2025	11am-1pm	Gardening & Holiday Potluck	Solivita Commons - 725 W Alluvial Avenue, Clovis, CA 93611
12/18/2025	5:30pm- 7:30pm	Holiday Bingo Pizza Party & Self Care Workshop	541 @ South Tower - 541 N Fulton Street, Fresno, CA 93728
12/18/2025	11am-12:30	Holiday Brunch and Bingo	Renaissance at Santa Clara - 1553 Santa Clara Street, Fresno, CA 93706
12/20/2025	1pm-4pm	Holiday Event and Toy Giveaway	Parc Grove Commons - 2674 E Clinton Avenue, Fresno, CA 93703
12/23/2025	3pm-5pm	Holiday Feast with Activities	Rios Terrace/ Esperanza - 191 Tuft Street, Mendota, CA
12/23/2025	2pm-4pm	Hot Cocoa and Cookie Decorating	Monarch @ Chinatown - 1441 Mariposa Street, Fresno, CA 93706
12/24/2025	10am-12pm	Holiday Morning Movie and Cocoa	Parc Grove Commons - 2674 E Clinton Avenue, Fresno, CA 93703
12/30/2025	11am-3pm	Holiday Appetizers & Bingo	Bridges at Florence - 649 E Florence Avenue, Fresno, CA 93706

Workforce Wednesdays

Workforces Wednesdays provides an opportunity for residents to get assistance in their job hunt process and their career progression. Assistance is available for individual employment needs, group

discussions, and computer assistance in the computer lab during this time. The environment allows flexibility for various employment related needs.

Parc Grove Commons – Wednesday's, December 10 & 17 – 10am-12pm

Valley Health Net

Representatives will be sharing health related educational materials on living a healthy lifestyle through nutrition and exercise. Residents will also engage in learning and reading their blood pressure and glucose tested by receiving a screening.

Linnaea Villas – December 22, 10am – 11am

Marion Villas – December 22, 11am – 12pm

Property Management

	Total No. of Units	Total Vacant	Current Occupancy
CITY OF FRESNO			
City of Fresno	1453	52	96.07%
COUNTY OF FRESNO			
County of Fresno	1374	52	95.92%
COUNTY OF FRESNO - SEASONAL			
Seasonal Properties	194	106	45.36%
Hold/In Construction	0	0	100%

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

Tuesday, November 18, 2025

5:00 PM

The Boards of Commissioners of the Housing Authority of the City of Fresno and Housing Authority of Fresno County met in a regular joint session on Tuesday, November 18, 2025, at 1260 Fulton Street, Second Floor Mosaic Conference Room, Fresno, CA 93721. The public was able to join in person and via Zoom.

1. Call to Order

The regular joint meeting was called to order at 5:07 PM by Chair Williams. Roll call was taken and the Commissioners were present and absent as follows:

COUNTY PRESENT:

Cary Catalano, Chair
Sophia Ramos, Vice Chair
Kyle Chaney, Commissioner
John Valdez, Commissioner
Yvonne Dickson, Commissioner
Jacklyn Heinrich, Commissioner

COUNTY ABSENT: Valori Gallaher, Commissioner

CITY PRESENT:

Sharon Williams, Chair
Emogene Nelson, Vice Chair
Ruby Yanez, Commissioner
Paul Idsvoog, Commissioner
Richard Burrell, Commissioner
Michelle Vang, Commissioner
Isaiah Green, Commissioner

CITY ABSENT: None

Joint Board Meeting
Action Minutes: 11.18.25
Minutes Adopted:

Also in attendance: Craig Armstrong, General Counsel and Tyrone Roderick Williams, Chief Executive Officer

2. APPROVAL OF THE AGENDA AS POSTED

Chair Williams called for approval of the agenda as presented. There were no corrections or additions noted.

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

MOTION PASSED: 7-0

COUNTY MOTION: Commissioner Chaney moved, seconded by Commissioner Valdez to approve the agenda as posted.

MOTION PASSED: 6-0

There were no public comments.

3. PUBLIC COMMENT AND PRESENTATIONS

Chair Williams opened the floor for public comment.

- Member of the Public reported mold, moisture, and HVAC leakage in her unit, describing health impacts and incomplete remediation efforts. Staff collected her information and will follow up.

4. POTENTIAL CONFLICT OF INTEREST

There were no potential conflicts of interest.

5. CLOSED SESSION

The Boards entered Closed Session at approximately 5:10 PM., for discussion regarding:

- a. Public Employee Evaluation (Gov. Code § 54957)
- b. Conference with Labor Negotiators (Gov. Code § 54957.6)
- c. Conference with Real Property Negotiators (Gov. Code § 54956.8)

The Boards reconvened in open session.

General Counsel reported there was no reportable action.

Joint Board Meeting
Action Minutes: 11.18.25
Minutes Adopted:

6. GOVERNANCE MATTERS

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

Mr. Williams reported the following:

- Golden State Shelter closed on November 15, 2025. All clients were transitioned prior to closure into independent housing, matched placements, family reunification, or transferred to Journey Home Shelter which remains open through December 31st.
- Mr. Williams thanked everyone for attending the Heritage Estates Ribbon Cutting, November 12 that celebrated families moving into their new home.
- The Agency expects to re-enter shortfall for City properties in December due to rising rental costs and increased HAP utilization. Fresno Housing has applied for HUD shortfall funding. Two-thirds of PHAs nationwide are currently in shortfall.
- Mr. Williams shared that the Sherwin-Williams Painting Program graduation will be held Friday, November 21 providing professional certifications and job pathways.
- Fresno Housing received confirmation of a pending \$4 million Program-Related Investment (PRI), to support development activities from Kresge Foundation.
- Mr. Williams introduced Ms. MyChana Burton, the Agency's new FUSE Fellow supporting workforce development initiatives.

There was no public comment

b. Commissioners Report

- Commissioner Dickson reported attending a successful health fair at Linnaea Villa in Kingsburg and recognized Fresno Housing staff who organized the event.
- Commissioner Ramos congratulated staff on the Heritage Estates ribbon cutting and acknowledged the effort involved in supporting applicant homebuyers.

There were no public comments.

6. CONSENT AGENDA

Consideration of approval of Consent Agenda items 7a through 7g where considered. No items were pulled for discussion or comment.

CITY MOTION: Commissioner Idsvoog moved, seconded by Commissioner Vang to approve the Consent Agenda as presented.

Joint Board Meeting

Action Minutes: 11.18.25

Minutes Adopted:

MOTION PASSED: 7-0

COUNTY MOTION: Commissioner Chaney moved, seconded by Commissioner Ramos to approve the Consent Agenda as presented.

MOTION PASSED (BY ROLL CALL VOTE): 6-0

7. INFORMATION ITEMS

a. 2026 Agency Goals - Presented by Tyrone Roderick Williams, CEO

Mr. Williams presented the draft 2026 Agency Goals, noting:

- Goals include Affordable Housing Production, Financial Strategies, Communications, Workforce Development, Customer Service, Family Self-Sufficiency, Service Provider Engagement, Landlord Overpayment Controls, CalAIM Exploration, and Capital Improvements.
- Some goals are one-year objectives; others are multiyear efforts.
- Commissioners were invited to provide feedback prior to finalization in January.
- Over 100 families are now enrolled in Family Self-Sufficiency, a significant milestone.

Public comment: One attendee attempted to speak on matters not germane to the agenda item. Chair Williams redirected discussion to remain within scope.

There will no public comments.

b. 2026 Agency Budget – Second Draft – Nicole Diaz, Chief Financial Officer and Michael Duarte, Deputy Director presented on this item:

- Congress passed a continuing resolution extending FY2025 funding levels through January 30, 2026; uncertainty remains about future proration rates.
- Departmental budgets were refined with substantial adjustments and cost reductions.
- The budget includes 80% proration for HCV administrative fees and proposes use of \$685,731 in HCV administrative reserves.
- A \$125,000 contribution to the Section 115 Trust is included to reduce long-term pension liability.
- Current projections show an unrestricted net income of \$1,848.
- Final adjustments will be presented in December, including incorporation of the new Kresge PRI.

Note: Mr. Williams expressed appreciation for staff's extensive work in reducing deficits across all departments.

Public comment: One attendee raised concerns about compensation levels; Chair Williams refocused discussion on the budget item and thanked the speaker for their comment.

c. Real Estate Development Update – Christina Stokes-Johnson, Director of Real Estate Development presented on this item:

Ms. Stokes-Johnson provided the following updates:

- Five additional homes closed at Heritage Estates since the last meeting and spoke to the sales terms completed.
- The Roos @ Fulton Forum Project, updated HCD scoring for AHSC application was restored some points, but the project is unlikely to be funded this round. Staff will request an HCD debrief and evaluate the CalHFA Mixed-Income Program for future competitiveness.
- Fresno Housing responded to the City's Surplus Property Opportunity notice regarding a 4.86-acre surplus site at Herndon & Hayes. Preliminary analysis shows capacity for approximately 90 units of large-family housing. The City requested a refined proposal due by the end of November.

There were no public comments.

9. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners of the Housing Authority of the City of Fresno and Housing Authority of Fresno County, the meeting was adjourned at approximately 6:15pm

Tyrone Roderick Williams, Secretary to the Boards of Commissioners

BOARD MEMO

TO:	Boards of Commissioners	AUTHOR:	Craig W. Armstrong
FROM:	Cary Catalano, Chair		General Counsel
	Sharon Williams, Chair	MEETING DATE:	12/09/2025
AGENDA ITEM:	6.b	MEMO DATE:	12/03/2025
SUBJECT:	Completion of Annual Performance Evaluation of the Chief Executive Officer, Tyrone Roderick Williams		

Executive Summary

The purpose of this memorandum is to memorialize and document that the Boards of Commissioners (collectively, the “Board”) have completed the annual performance evaluation of the Chief Executive Officer, Tyrone Roderick Williams (“CEO”) for 2025.

Beginning in October, the Board retained the services of a third-party human resources firm to complete the CEO evaluation. Once the firm completed the evaluation process, the consultants presented the results of the evaluation to the Executive Committee on November 4, 2025, and to the Board on November 18, 2025.

On December 1, 2025, Chair Catalano and Chair Williams met with the CEO to present and discuss the results of the evaluation. At that meeting, the Chairs and the CEO discussed that, while the Board has the discretion to determine a salary increase for the CEO, due to the budget constraints facing the agency in 2026, there will be no pay increase at this time. It was also discussed that, should the agency’s financial outlook improve for 2026, the Board may revisit this decision.

Recommendation

Receive and file.

Background Information

The Chief Executive Officer contract for Tyrone Roderick Williams provides that the Board shall complete an annual performance evaluation of the CEO.

BOARD MEMO



TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 12/09/2025
AGENDA ITEM: 6 c
SUBJECT: Consideration of 2026 Salary Schedule

AUTHOR: Jeff Cardell
Director of Human Resources
DEPARTMENT: Human Resources
MEMO DATE: 12/03/2025

Executive Summary

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

Recommendation

It is recommended that the Boards of Commissioners approve and adopt the attached 2026 Salary Schedule by approving the respective resolutions.

Fiscal Impact

Adoption of the 2026 salary schedule does not have an impact on the 2026 budget.

Background Information

The 2026 Salary Schedule reflects the updated minimum wage effective January 1, 2026. In addition, it recognizes the change in title of positions and new job titles added due to reclassification or revision of job descriptions.

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

RESOLUTION

RESOLUTION NO. _____

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

RESOLUTION TO APPROVE AND ADOPT THE 2026 SALARY SCHEDULE

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

WHEREAS, the 2025 salary schedule was approved by the Board at a regularly scheduled meeting on December 10, 2024; and

WHEREAS, the salary schedule prepared for 2026 includes the new minimum wage, some job title changes and the deletion of an eliminated position;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno does hereby approve and adopt the 2026 Salary Schedule.

PASSED AND ADOPTED THIS 9th day of December, 2025. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

RESOLUTION

RESOLUTION NO. _____

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

RESOLUTION TO APPROVE AND ADOPT THE 2026 SALARY SCHEDULE

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

WHEREAS, the 2025 salary schedule was approved by the Board at a regularly scheduled meeting on December 10, 2024; and

WHEREAS, the salary schedule prepared for 2026 includes the new minimum wage, some job title changes and the deletion of an eliminated position;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno does hereby approve and adopt the 2026 Salary Schedule.

PASSED AND ADOPTED THIS 9th day of December, 2025. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:


AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

	Represented Salary Schedule January 1, 2026 - December 31, 2026					
Job Title	Classification	Step 1	Step 2	Step 3	Step 4	Step 5
Accounting Specialist	Specialist	\$ 51,154.05	\$ 53,711.75	\$ 56,397.34	\$ 59,217.20	\$ 62,178.07
Client Services Specialist	Specialist	\$ 54,246.66	\$ 56,958.99	\$ 59,806.94	\$ 62,797.29	\$ 65,937.16
Compliance Assistant	Assistant	\$ 44,084.68	\$ 46,288.91	\$ 48,603.35	\$ 51,033.53	\$ 53,585.21
Custodian	Assistant	\$ 44,084.68	\$ 46,288.91	\$ 48,603.35	\$ 51,033.53	\$ 53,585.21
Customer Service Assistant	Assistant	\$ 44,084.68	\$ 46,288.91	\$ 48,603.35	\$ 51,033.53	\$ 53,585.21
Housing Navigator	Senior Specialist	\$ 56,958.84	\$ 59,806.79	\$ 62,797.12	\$ 65,936.98	\$ 69,233.83
Housing Quality Inspector	Specialist	\$ 54,246.66	\$ 56,958.99	\$ 59,806.94	\$ 62,797.29	\$ 65,937.16
Housing Specialist	Specialist	\$ 51,663.99	\$ 54,247.19	\$ 56,959.54	\$ 59,807.53	\$ 62,797.91
HQS Inspections Scheduler	Specialist	\$ 49,186.58	\$ 51,645.91	\$ 54,228.20	\$ 56,939.61	\$ 59,786.60
Leasing Specialist	Specialist	\$ 54,246.66	\$ 56,958.99	\$ 59,806.94	\$ 62,797.29	\$ 65,937.16
Maintenance Assistant	Assistant	\$ 44,084.68	\$ 46,288.91	\$ 48,603.35	\$ 51,033.53	\$ 53,585.21
Maintenance Specialist	Senior Specialist	\$ 56,958.84	\$ 59,806.79	\$ 62,797.12	\$ 65,936.98	\$ 69,233.83
Maintenance Technician	Specialist	\$ 51,663.99	\$ 54,247.19	\$ 56,959.54	\$ 59,807.53	\$ 62,797.91
Market Specialist	Specialist	\$ 54,246.66	\$ 56,958.99	\$ 59,806.94	\$ 62,797.29	\$ 65,937.16
Office Assistant	Assistant	\$ 44,084.68	\$ 46,288.91	\$ 48,603.35	\$ 51,033.53	\$ 53,585.21
Owner Services Specialist	Specialist	\$ 51,663.99	\$ 54,247.19	\$ 56,959.54	\$ 59,807.53	\$ 62,797.91
Program Integrity Specialist	Specialist	\$ 51,663.99	\$ 54,247.19	\$ 56,959.54	\$ 59,807.53	\$ 62,797.91
Property Specialist I	Specialist	\$ 49,186.58	\$ 51,645.91	\$ 54,228.20	\$ 56,939.61	\$ 59,786.60
Property Specialist II	Specialist	\$ 51,663.99	\$ 54,247.19	\$ 56,959.54	\$ 59,807.53	\$ 62,797.91
Quality Assurance Specialist	Specialist	\$ 49,186.58	\$ 51,645.91	\$ 54,228.20	\$ 56,939.61	\$ 59,786.60
Receptionist	Assistant	\$ 44,084.68	\$ 46,288.91	\$ 48,603.35	\$ 51,033.53	\$ 53,585.21
Senior Client Services Specialist	Senior Specialist	\$ 56,958.84	\$ 59,806.79	\$ 62,797.12	\$ 65,936.98	\$ 69,233.83
Senior Property Specialist	Senior Specialist	\$ 56,958.84	\$ 59,806.79	\$ 62,797.12	\$ 65,936.98	\$ 69,233.83
Waitlist Specialist	Specialist	\$ 51,663.99	\$ 54,247.19	\$ 56,959.54	\$ 59,807.53	\$ 62,797.91

Unrepresented Salary Schedule
January 1, 2026 - December 31, 2026

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

<div> <div> FRESNO VIBRANT QUALITY HOUSING COMMUNITIES HOUSING ENGAGED RESIDENTS </div> <div> Unrepresented Salary Schedule January 1, 2026 - December 31, 2026 </div> </div>			
<u>Position Title</u>	<u>Classification</u>	<u>Annual Minimum</u>	<u>Annual Maximum</u>
Assistant Manager - HCV	Senior Analyst (Cont.)	\$ 68,891	\$ 91,854
Senior Analyst - PBV		\$ 68,891	\$ 91,854
Senior Analyst - Property Management		\$ 68,891	\$ 91,854
Senior Analyst - QA		\$ 68,891	\$ 91,854
Senior Compliance Analyst		\$ 68,891	\$ 91,854
Senior Construction Project Manager (PMD)		\$ 68,891	\$ 91,854
Senior Analyst - HMIS		\$ 67,884	\$ 90,513
Senior Analyst - Resident Empowerment		\$ 67,884	\$ 90,513
Senior Analyst - SHOPE		\$ 67,884	\$ 90,513
Data Systems Administrator	Analyst	\$ 73,811	\$ 98,415
Network Security Administrator		\$ 73,811	\$ 98,415
Systems Administrator		\$ 73,811	\$ 98,415
Asset Management Analyst		\$ 71,794	\$ 95,726
Community Development Analyst		\$ 71,794	\$ 95,726
Community Planning Analyst		\$ 71,794	\$ 95,726
Construction Compliance Analyst		\$ 71,794	\$ 95,726
Construction Project Manager (RED)		\$ 71,794	\$ 95,726
Project Manager		\$ 71,794	\$ 95,726
Finance & Procurement Analyst		\$ 66,096	\$ 88,128
Accountant		\$ 66,096	\$ 88,128
Human Resources Analyst		\$ 63,750	\$ 85,000
Training & Development Analyst		\$ 63,750	\$ 85,000
Procurement Analyst		\$ 63,450	\$ 84,600
Inspections Supervisor		\$ 62,002	\$ 82,669
Intake, Leasing & Case Management Supervisor		\$ 62,002	\$ 82,669
Owner Services Supervisor		\$ 62,002	\$ 82,669
Maintenance Supervisor		\$ 62,002	\$ 82,669
Maintenance & Constuction Project Manager		\$ 62,002	\$ 82,669
Community Manager		\$ 62,002	\$ 82,669
Quality Assurance Analyst (HCV)		\$ 62,002	\$ 82,669
Compliance Analyst (PMD)		\$ 62,002	\$ 82,669
Information Management Systems (HMIS) Analyst		\$ 61,096	\$ 81,461
Program Analyst		\$ 61,096	\$ 81,461
Communications Project Manager		\$ 60,230	\$ 80,307
Data Systems Coordinator	Coordinator	\$ 59,049	\$ 78,732
Information Technology Help Desk Coordinator		\$ 59,049	\$ 78,732
Asset Management Coordinator		\$ 57,435	\$ 76,580
Assistant Project Manager		\$ 57,435	\$ 76,580
Assistant Construction Project Manager		\$ 57,435	\$ 76,580
Community Development Coordinator		\$ 57,435	\$ 76,580
Construction Compliance Coordinator		\$ 57,435	\$ 76,580
Procurement Coordinator		\$ 57,105	\$ 76,140
Assistant to the CEO		\$ 55,397	\$ 73,862
Fiscal Services Coordinator		\$ 52,877	\$ 70,502
Payroll Coordinator		\$ 52,877	\$ 70,502
Community Coordinator		\$ 52,701	\$ 70,268
Assistant Project Manager (PMD)		\$ 52,701	\$ 70,268
Relocation Coordinator (PMD)		\$ 52,701	\$ 70,268
Administrative Coordinator (HCV)		\$ 52,701	\$ 70,268
Quality Assurance Coordinator		\$ 52,701	\$ 70,268
Compliance Coordinator		\$ 52,701	\$ 70,268
Outreach & Communications Coordinator		\$ 51,195	\$ 68,261
Human Resources Coordinator		\$ 51,000	\$ 68,000

<div> <div> FRESNO <small>QUALITY HOUSING</small> </div> <div> VIBRANT <small>COMMUNITIES ENGAGED RESIDENTS</small> </div> </div> <div> Unrepresented Salary Schedule January 1, 2026 - December 31, 2026 </div>			
<u>Position Title</u>	<u>Classification</u>	<u>Annual Minimum</u>	<u>Annual Maximum</u>
Administrative Coordinator - Special Projects	Coordinator (Cont.)	\$ 49,875	\$ 66,500
HMIS Data Quality Coordinator		\$ 49,875	\$ 66,500
HMIS Training Coordinator		\$ 49,875	\$ 66,500
Program Coordinator - Self Sufficiency		\$ 49,875	\$ 66,500
Program Coordinator - Housing Stability		\$ 49,875	\$ 66,500
Program Coordinator - Resident Empowerment		\$ 49,875	\$ 66,500
Program Coordinator - Strategic Initiatives		\$ 49,875	\$ 66,500
Voucher Incentive Coordinator		\$ 49,875	\$ 66,500
Administrative Assistant - Real Estate Development	Clerical	\$ 45,948	\$ 61,264
Administrative Assistant - Outreach & Communications		\$ 44,317	\$ 59,090
Administrative Assistant - Human Resources		\$ 43,350	\$ 57,800
Accounting Assistant		\$ 42,301	\$ 56,402
Administrative Assistant - Executive Office		\$ 41,548	\$ 55,397
Intern	Intern (PT/Hourly)	\$ 16.90	\$ 21.13

BOARD MEMO



TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 12/09/2025
AGENDA ITEM: 6d
SUBJECT: 2026 Proposed Utility Allowance Schedules – HUD Housing
Assistance Programs and Low-Income Housing Tax Credit

AUTHOR: Stephanie Moreira
Compliance Manager
DEPARTMENT: Property Management
MEMO DATE: 12/02/2025

Executive Summary

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

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

In accordance with applicable U.S. Department of Housing and Urban Development (HUD) program regulations, Public Housing Authorities (PHAs) of LIPH and HCV programs must review the Utility allowance (UA) schedules annually and revise allowances if there has been a change of 10% or more in the utility rate since the last UA schedule revision. Based on the results of the annual review, there was an increase in utility charges for some localities and utility services of more than 10% from 2025, thus revisions will be implemented for 2026 in accordance with program requirements.

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

The attached UA Charts for the LIPH program and UA Schedules for HCV program are for informational purposes only and do not require Board approval. The changes for both programs are effective January 1, 2026.

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

FRESNO HOUSING

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

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

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

Group A (Board Action Required)

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

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

Schedule A.2 - Site Specific LIHTC

1. Rio Villas - Tax Credit/PBV - Multi-Family Apartment-Pending
2. Solivitia Commons- Tax Credit/PBV - Apartment/Multi-Family
3. Alegre Commons-Tax Credit/PBV – Apartment/Multi-Family
4. Linnaea Villas-Tax Credit/PBR- Apartment/Multi-Family
5. Corazon Del Valle - Tax Credit/PBV - Multi-Family Apartment
6. The Arthur at Blackstone- Tax Credit/PBV - Apartment/Multi-Family
7. Citrus Commons-Tax Credit/PBV – Apartment/Multi-Family
8. Promesa Commons-Tax Credit/PBV- Apartment/Multi-Family
9. Parc Grove Commons Northwest- Tax Credit/PBV-Apartment/Multi-Family
10. Avalon Commons- Tax Credit/PBV-Apartment/Multi-Family
11. Manzanilla Commons- Tax Credit/PBV- Apartment/Multi-Family

Group B (Informational Only)

- Chart B.1 - Low Income Public Housing (LIPH) (page 1-3)
- Schedule B.2 -Housing Choice Voucher (HCV-Section 8) (page 1-12)
- Schedule B.3 – Mixed Finance Properties (LIPH with LIHTC)
 - Kerman Acres (Granada Commons) - Apartment/Multi-Family
 - Pacific Gardens – Apartment/Multi-Family
 - Yosemite Village - Row House/Townhouse/Semi-Detached/Duplex/Detached House

FRESNO HOUSING

- Parc Grove Commons II – LIPH/ACC Apartment/Multi-Family

Recommendation

It is recommended that the Board of Commissioners of Fresno Housing adopt the LIHTC utility allowance rates (Group A, Schedule A.1, and Schedule A.2) for new construction, rehabilitation multi-family complexes and mixed finance projects in Fresno County for units developed under IRC Section 42 (LIHTC), to be effective January 1, 2026.

Fiscal Impact

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

Background Information

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

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

RESOLUTION



RESOLUTION NO. _____

**BEFORE THE BOARDS OF COMMISSIONERS OF THE
HOUSING AUTHORITIES OF THE CITY OF FRESNO**

RESOLUTION ADOPTING INTERNAL REVENUE CODE

SECTION 42 LIHTC UTILITY ALLOWANCE SCHEDULES FOR 2026

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

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

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

WHEREAS, due to the complexity of the data required to develop the utility allowances, the services of Nelrod Company of Fort Worth, Texas have been utilized to develop these dated September 2025;

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

PASSED AND ADOPTED THIS 9TH DAY OF December, 2025. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

RESOLUTION



NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

RESOLUTION



RESOLUTION NO. _____

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITIES OF FRESNO COUNTY

RESOLUTION ADOPTING INTERNAL REVENUE CODE

SECTION 42 LIHTC UTILITY ALLOWANCE SCHEDULES FOR 2026

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

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

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

WHEREAS, due to the complexity of the data required to develop the utility allowances, the services of Nelrod Company of Fort Worth, Texas have been utilized to develop these dated September 2025;

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

PASSED AND ADOPTED THIS 9TH DAY OF December, 2025. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

RESOLUTION



AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban

Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

(exp. 04/30/2026)

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

Locality/PHA Housing Authorities of the City & County of Fresno, CA		Unit Type: Multi-Family Low-Rise (1-4 Units) (LIHTC)					Date (mm/dd/yyyy) 01/01/2026		
Utility of Service Energy Efficient	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
Heating	Natural Gas	\$33.00	\$40.00	\$44.00	\$46.00	\$48.00	\$50.00	\$54.00	\$58.00
	Bottle Gas								
	Electric	\$43.00	\$51.00	\$62.00	\$73.00	\$85.00	\$96.00	\$103.00	\$110.00
	Electric Heat Pump	\$33.00	\$39.00	\$46.00	\$51.00	\$57.00	\$63.00	\$68.00	\$73.00
	Fuel Oil								
Cooking	Natural Gas	\$4.00	\$6.00	\$8.00	\$10.00	\$12.00	\$17.00	\$19.00	\$21.00
	Bottle Gas								
	Electric	\$14.00	\$15.00	\$23.00	\$30.00	\$37.00	\$44.00	\$47.00	\$50.00
Other Electric	<i>(Includes California Climate Credit)</i>	\$52.00	\$63.00	\$91.00	\$119.00	\$148.00	\$183.00	\$201.00	\$219.00
Air Conditioning		\$30.00	\$36.00	\$50.00	\$64.00	\$79.00	\$93.00	\$100.00	\$108.00
Water Heating	Natural Gas	\$12.00	\$15.00	\$23.00	\$29.00	\$35.00	\$42.00	\$46.00	\$50.00
	Bottle Gas								
	Electric	\$39.00	\$45.00	\$58.00	\$70.00	\$83.00	\$95.00	\$103.00	\$110.00
	Fuel Oil								
Water		N/A							
Sewer									
Trash Collection									
Other specify: Natural Gas Charge \$-5.59		-\$6.00	-\$6.00	-\$6.00	-\$6.00	-\$6.00	-\$6.00	-\$6.00	-\$6.00
Range /Microwave									
Refrigerator									
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.						Utility/Service/Appliance		Allowance	
Head of Household Name						Heating			
						Cooking			
						Other Electric			
						Air Conditioning			
Unit Address						Water Heating			
						Water			
						Sewer			
						Trash Collection			
						Other			
Number of Bedrooms						Range/Microwave			
						Refrigerator			
						Total			


 adapted from form HUD-52667
 (04/2023)

The Nelrod Company 9/2025 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban

Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

(exp. 04/30/2026)

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

Locality/PHA Housing Authorities of the City & County of Fresno, CA		Unit Type: Multi-Family Mid-Rise (5 or More Units) (LIHTC)					Date (mm/dd/yyyy) 01/01/2026		
Utility of Service Energy Efficient	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
Heating	Natural Gas	\$23.00	\$27.00	\$31.00	\$33.00	\$37.00	\$40.00	\$44.00	\$46.00
	Bottle Gas								
	Electric	\$29.00	\$35.00	\$44.00	\$53.00	\$62.00	\$71.00	\$77.00	\$82.00
	Electric Heat Pump	\$25.00	\$30.00	\$36.00	\$40.00	\$44.00	\$49.00	\$53.00	\$56.00
	Fuel Oil								
Cooking	Natural Gas	\$4.00	\$6.00	\$8.00	\$10.00	\$12.00	\$17.00	\$19.00	\$21.00
	Bottle Gas								
	Electric	\$14.00	\$15.00	\$23.00	\$30.00	\$37.00	\$44.00	\$47.00	\$50.00
Other Electric	<i>(Includes California Climate Credit)</i>	\$41.00	\$49.00	\$72.00	\$96.00	\$119.00	\$142.00	\$156.00	\$170.00
Air Conditioning		\$27.00	\$33.00	\$45.00	\$58.00	\$70.00	\$83.00	\$89.00	\$96.00
Water Heating	Natural Gas	\$10.00	\$12.00	\$17.00	\$23.00	\$29.00	\$33.00	\$35.00	\$37.00
	Bottle Gas								
	Electric	\$31.00	\$36.00	\$46.00	\$56.00	\$66.00	\$76.00	\$82.00	\$88.00
	Fuel Oil								
Water		N/A							
Sewer									
Trash Collection									
Other specify: Natural Gas Charge \$-5.59		-\$6.00	-\$6.00	-\$6.00	-\$6.00	-\$6.00	-\$6.00	-\$6.00	-\$6.00
Range /Microwave									
Refrigerator									
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.						Utility/Service/Appliance		Allowance	
Head of Household Name						Heating			
						Cooking			
						Other Electric			
						Air Conditioning			
Unit Address						Water Heating			
						Water			
						Sewer			
						Trash Collection			
						Other			
Number of Bedrooms						Range/Microwave			
						Refrigerator			
						Total			



adapted from form HUD-52667

(04/2023)

The Nelrod Company 9/2025 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

Office of Public and Indian Housing

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

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

Locality/PHA Housing Authorities of The City & County of Fresno, CA		Unit Type: Multi-Family (Apartment)				Date (mm/dd/yyyy) 01/01/2026	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas (PG&E) (Includes Climate Credit)	\$24.00	\$28.00	\$32.00	\$36.00	\$40.00	\$44.00
	Natural Gas (SoCal Gas) (Includes Climate Credit)	\$23.00	\$25.00	\$28.00	\$31.00	\$33.00	\$36.00
	Bottle Gas	\$63.00	\$71.00	\$84.00	\$92.00	\$101.00	\$109.00
	Electric	\$36.00	\$42.00	\$53.00	\$64.00	\$75.00	\$87.00
	Electric Heat Pump	\$31.00	\$37.00	\$43.00	\$49.00	\$54.00	\$60.00
	Fuel Oil						
Cooking	Natural Gas (avg)	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$15.00
	Bottle Gas	\$13.00	\$13.00	\$21.00	\$29.00	\$38.00	\$42.00
	Electric	\$16.00	\$19.00	\$28.00	\$36.00	\$45.00	\$53.00
Other Electric	(Includes Climate Credit)	\$51.00	\$63.00	\$91.00	\$119.00	\$147.00	\$182.00
Air Conditioning		\$34.00	\$39.00	\$55.00	\$70.00	\$85.00	\$100.00
Water Heating	Natural Gas (avg)	\$10.00	\$12.00	\$16.00	\$21.00	\$28.00	\$33.00
	Bottle Gas	\$29.00	\$34.00	\$46.00	\$59.00	\$80.00	\$92.00
	Electric	\$38.00	\$44.00	\$56.00	\$69.00	\$81.00	\$93.00
	Fuel Oil						
Water		See Attached Water, Sewer, & Trash Collection Schedule					
Sewer							
Trash Collection							
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

adapted from form HUD-52667
(04/2023)**The Nelrod Company 9/2025 Update**

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban

Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

(exp. 04/30/2026)

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

Locality/PHA Housing Authorities of The City & County of Fresno, CA		Unit Type: Multi-Family (Apartment)				Date (mm/dd/yyyy) 01/01/2026	
Utility of Service	Fuel Type	6 BR	7 BR				
Heating	Natural Gas <i>(PG&E)</i> <i>(Includes Climate Credit)</i>	\$48.00	\$53.00				
	Natural Gas <i>(SoCal Gas)</i> <i>(Includes Climate Credit)</i>	\$38.00	\$41.00				
	Bottle Gas	\$117.00	\$130.00				
	Electric	\$93.00	\$100.00				
	Electric Heat Pump	\$64.00	\$69.00				
	Fuel Oil						
Cooking	Natural Gas <i>(avg)</i>	\$16.00	\$18.00				
	Bottle Gas	\$46.00	\$50.00				
	Electric	\$58.00	\$62.00				
Other Electric	<i>(Includes Climate Credit)</i>	\$201.00	\$218.00				
Air Conditioning		\$108.00	\$116.00				
Water Heating	Natural Gas <i>(avg)</i>	\$36.00	\$40.00				
	Bottle Gas	\$101.00	\$109.00				
	Electric	\$100.00	\$108.00				
	Fuel Oil						
Water		See Attached Water, Sewer, & Trash Collection Schedule					
Sewer							
Trash Collection							
Range /Microwave		\$11.00	\$11.00				
Refrigerator		\$12.00	\$12.00				
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range /Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667

(04/2023)

The Nelrod Company 9/2025 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

Office of Public and Indian Housing

Group A

OMB Approval No. 2577-0169

(exp. 04/30/2026)

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

Locality/PHA Housing Authorities of the City & County of Fresno, CA		Unit Type: Apartment				Date (mm/dd/yyyy) 01/01/2026			
Utility of Service Rio Villas	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Heating	Natural Gas								
	Bottle Gas								
	Electric		\$192.00	\$303.00					
	Electric Heat Pump								
	Fuel Oil								
Cooking	Natural Gas								
	Bottle Gas								
	Electric		\$12.00	\$12.00					
Other Electric	<i>(Includes Climate Credit)</i>		\$68.00	\$80.00					
Air Conditioning			\$44.00	\$60.00					
Water Heating	Natural Gas								
	Bottle Gas								
	Electric		\$48.00	\$48.00					
	Fuel Oil								
Water									
Sewer									
Trash Collection									
Range /Microwave									
Refrigerator									
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance		
Head of Household Name					Heating				
							Cooking		
							Other Electric		
							Air Conditioning		
Unit Address					Water Heating				
							Water		
							Sewer		
							Trash Collection		
							Other		
Number of Bedrooms					Range/Microwave				
							Refrigerator		
							Total		


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(04/2023)
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Locality/PHA Housing Authorities of the City & County of Fresno, CA		Unit Type: Apartment				Date (mm/dd/yyyy) 01/01/2026	
Utility of Service Solivita Commons	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Electric Heat Pump		\$24.00	\$29.00	\$38.00		
	Fuel Oil						
Cooking	Natural Gas		\$10.00	\$15.00	\$15.00		
	Bottle Gas						
	Electric						
Other Electric			\$54.00	\$67.00	\$82.00		
Air Conditioning			\$13.00	\$18.00	\$23.00		
Water Heating	Natural Gas		\$6.00	\$8.00	\$8.00		
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge -\$9.71			-\$10.00	-\$10.00	-\$10.00		
Other specify: Natural Gas -\$5.59			-\$6.00	-\$6.00	-\$6.00		
Range /Microwave							
Refrigerator							
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

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(04/2023)**The Nelrod Company 9/2025 Update**

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Locality/PHA Housing Authority of the City & County of Fresno, CA		Unit Type: Apartment				Date (mm/dd/yyyy) 01/01/2026	
Utility of Service Alegre Commons	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Electric Heat Pump		\$34.00	\$29.00	\$35.00		
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric		\$12.00	\$14.00	\$15.00		
Other Electric	<i>Includes Climate Credit</i>		\$80.00	\$97.00	\$132.00		
Air Conditioning			\$11.00	\$13.00	\$10.00		
Water Heating	Natural Gas						
	Bottle Gas						
	Electric		\$50.00	\$64.00	\$84.00		
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Range /Microwave							
Refrigerator							
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



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Locality/PHA Housing Authorities of the City & County of Fresno, CA		Unit Type: Apartment				Date (mm/dd/yyyy)	
Utility of Service Linnaea Villas	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Electric Heat Pump		\$8.00	\$8.00	\$11.00		
	Fuel Oil						
Cooking	Natural Gas		\$4.00	\$4.00	\$6.00		
	Bottle Gas						
	Electric						
Other Electric		\$95.00	\$111.00	\$141.00			
Air Conditioning		\$24.00	\$29.00	\$39.00			
Water Heating	Natural Gas						
	Bottle Gas						
	Electric		\$49.00	\$64.00	\$77.00		
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Climate Credit -\$9.71			-\$10.00	-\$10.00	-\$10.00		
Other specify: Natural Gas Climate Credit -\$5.59			-\$6.00	-\$6.00	-\$6.00		
Range /Microwave							
Refrigerator							
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Total		


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(exp. 04/30/2026)

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Locality/PHA Housing Authority of the City & County of Fresno, CA		Unit Type: Apartment					Date (mm/dd/yyyy) 01/01/2026
Utility of Service Corazon del Valle	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottle Gas						
	Electric		\$177.00	\$197.00	\$213.00	\$236.00	
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric		\$12.00	\$14.00	\$15.00	\$16.00	
Other Electric			\$74.00	\$81.00	\$90.00	\$94.00	
Air Conditioning			\$38.00	\$50.00	\$55.00	\$55.00	
Water Heating	Natural Gas						
	Bottle Gas						
	Electric		\$44.00	\$60.00	\$73.00	\$87.00	
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge -\$9.71			-\$10.00	-\$10.00	-\$10.00	-\$10.00	
Range/Microwave							
Refrigerator							
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
					Number of Bedrooms		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



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Locality/PHA Housing Authority of the City & County of Fresno, CA		Unit Type: Apartment				Date (mm/dd/yyyy) 01/01/2026	
Utility of Service The Arthur at Blackstone	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottle Gas						
	Electric	\$61.00	\$64.00	\$84.00	\$114.00		
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric	\$12.00	\$12.00	\$14.00	\$15.00		
Other Electric		\$48.00	\$49.00	\$62.00	\$79.00		
Air Conditioning		\$37.00	\$37.00	\$50.00	\$66.00		
Water Heating	Natural Gas						
	Bottle Gas						
	Electric	\$50.00	\$50.00	\$64.00	\$77.00		
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: California Climate Credit -\$9.71		-\$10.00	-\$10.00	-\$10.00	-\$10.00		
Range/Microwave							
Refrigerator							
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



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

Locality/PHA Housing Authority of the City of Fresno, CA		Unit Type: Apartment				Date (mm/dd/yyyy) 01/01/2026	
Utility of Service Citrus Gardens	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottle Gas						
	Electric			\$112.00	\$145.00	\$226.00	
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas			\$3.00	\$4.00	\$4.00	
	Bottle Gas						
	Electric						
Other Electric			\$64.00	\$73.00	\$92.00		
Air Conditioning				\$42.00	\$47.00	\$54.00	
Water Heating	Natural Gas			\$13.00	\$15.00	\$17.00	
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: California Climate Credit -\$9.71				-\$10.00	-\$10.00	-\$10.00	
Other specify: Natural Gas Charge \$4.08				\$4.00	\$4.00	\$4.00	
Range/Microwave							
Refrigerator							
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Total		



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

Locality/PHA Housing Authority of the City & County of Fresno, CA		Unit Type: Apartment				Date (mm/dd/yyyy) 01/01/2026	
Utility of Service Promesa Commons Building 1	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Electric Heat Pump	\$40.00	\$40.00	\$52.00			
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric	\$12.00	\$12.00	\$14.00			
Other Electric		\$53.00	\$53.00	\$66.00			
Air Conditioning		\$36.00	\$36.00	\$50.00			
Water Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge -\$9.71		-\$10.00	-\$10.00	-\$10.00			
Range/Microwave							
Refrigerator							
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



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

Locality/PHA Housing Authority of the City & County of Fresno, CA		Unit Type: Apartment				Date (mm/dd/yyyy) 01/01/2026	
Utility of Service Promesa Commons Building 2	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Electric Heat Pump			\$52.00	\$61.00		
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric			\$14.00	\$15.00		
Other Electric			\$66.00	\$80.00			
Air Conditioning			\$49.00	\$58.00			
Water Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge -\$9.71				-\$10.00	-\$10.00		
Range/Microwave							
Refrigerator							
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		


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Locality/PHA Housing Authorities of the City & County of Fresno, CA		Unit Type: Apartment				Date (mm/dd/yyyy) 01/01/2026	
Utility of Service Parc Grove Commons Northwest	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas		\$14.00	\$17.00	\$21.00	\$24.00	
	Bottle Gas						
	Electric						
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas		\$4.00	\$4.00	\$6.00	\$6.00	
	Bottle Gas						
	Electric						
Other Electric			\$95.00	\$112.00	\$130.00	\$148.00	
Air Conditioning			\$31.00	\$41.00	\$50.00	\$60.00	
Water Heating	Natural Gas		\$17.00	\$21.00	\$23.00	\$27.00	
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge -\$9.71			-\$10.00	-\$10.00	-\$10.00	-\$10.00	
Other specify: Natural Gas Charge -\$5.59			-\$6.00	-\$6.00	-\$6.00	-\$6.00	
Range /Microwave							
Refrigerator							
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance		Allowance
					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
Range/Microwave					Refrigerator		
					Total		

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

Locality/PHA Housing Authority of the City & County of Fresno, CA		Unit Type: Apartment				Date (mm/dd/yyyy)	
Utility of Service Avalon Commons Phase I	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Electric Heat Pump		\$87.00	\$101.00	\$113.00		
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric		\$12.00	\$14.00	\$15.00		
Other Electric			\$89.00	\$101.00	\$114.00		
Air Conditioning			\$62.00	\$92.00	\$99.00		
Water Heating	Natural Gas						
	Bottle Gas						
	Electric		\$55.00	\$70.00	\$85.00		
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge -\$9.71			-\$10.00	-\$10.00	-\$10.00		
Range/Microwave							
Refrigerator							
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



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Locality/PHA Housing Authority of the City & County of Fresno, CA		Unit Type: Apartment				Date (mm/dd/yyyy) 01/01/2026	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Electric Heat Pump	\$27.00	\$34.00	\$44.00	\$58.00		
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric	\$12.00	\$12.00	\$14.00	\$15.00		
Other Electric		\$36.00	\$42.00	\$54.00	\$72.00		
Air Conditioning		\$21.00	\$21.00	\$32.00	\$38.00		
Water Heating	Natural Gas						
	Bottle Gas						
	Electric	\$56.00	\$56.00	\$73.00	\$88.00		
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge -\$9.71		-\$10.00	-\$10.00	-\$10.00	-\$10.00		
Range/Microwave							
Refrigerator							
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

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

Locality/PHA Housing Authority of the City & County of Fresno, CA		Unit Type: Apartment				Date (mm/dd/yyyy) 01/01/2026	
Utility of Service Manzanilla Commons (Boiler WH)	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Electric Heat Pump	\$19.00	\$24.00	\$29.00	\$38.00		
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric	\$12.00	\$12.00	\$14.00	\$15.00		
Other Electric		\$36.00	\$42.00	\$54.00	\$72.00		
Air Conditioning		\$11.00	\$12.00	\$17.00	\$22.00		
Water Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge -\$9.71		-\$10.00	-\$10.00	-\$10.00	-\$10.00		
Range/Microwave							
Refrigerator							
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

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

PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1

UPDATE 2025

Building Type: Semi-Detached/Duplex

Sequoia Courts, Sierra Plaza, Fairview Heights, Sequoia Courts, Sierra Terrace, DeSoto II CA-06/02,03,04,05,06,07,26						
(EE Equip: Win,WH,CFL)	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Totals (Electric, Natural Gas)		\$84.00	\$100.00	\$121.00	\$141.00	\$163.00

Building Type: Detached House

Sierra Plaza, HOP CA-06/03, 17, 23, 25						
(EE Equip: Win,WH,Ins,CFL)	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Totals (Electric, Natural Gas)				\$141.00	\$129.00	

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

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

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



HOUSING AUTHORITIES OF THE CITY & COUNTY OF FRESNO, CA

PUBLIC HOUSING COUNTY OF FRESNO

PROPOSED MONTHLY UTILITY ALLOWANCES

Chart 2

UPDATE 2025

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

<i>Sunset Terrace, Cazares Terrace I, Helsem Terrace, Mendoza Terrace I, Taylor Terrace, Marcelli Terrace, Mendoza Terrace II, Del Rey, Firebaugh Elderly, Laton Apartments, San Joaquin, Biola Apartments, Pinedale Apartments II, Cardella Courts, Pinedale Apartments, DeSoto Gardens CA-28/03,06,07,08,10,11,12,18,19,20,21,22,24,33</i>						
(EE Equip: Win,H,Ins,CFL)	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Totals (Electric, Natural Gas)	\$85.00	\$84.00	\$97.00	\$117.00	\$135.00	

Building Type: Detached House

<i>Mendoza Terrace II, Sunset Terrace, Del Rey, Laton Apartments, San Joaquin Apartments, Pinedale Apartments II, Pinedale Apartments, HOP CA-28/12,13,17,18,20,28,34 21,24,32</i>						
(EE Equip: Win,H,Ins,CFL)	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Totals (Electric, Natural Gas)				\$147.00	\$143.00	\$175.00

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

L&A= Lights & Appliances

H= Space Heating

WH= Water Heating

C= Cooking

EE Equip= Energy Efficient Equipment

Win= Windows

Ins= Insulation

CFL= 100% Fluorescent Lighting

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

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.397118	\$89.00
Nebulizer	2	75	5	0.397118	\$2.00
Electric Hospital Bed	0.2	200	1	0.397118	\$1.00
Alternating Pressure Pad	24	70	52	0.397118	\$21.00
Low Air-Loss Mattress	24	120	89	0.397118	\$35.00
Power Wheelchair/Scooter	3	360	33	0.397118	\$13.00
Feeding Tube Pump	24	120	89	0.397118	\$35.00
CPAP Machine	10	30	9	0.397118	\$4.00
Leg Compression Pump	24	30	22	0.397118	\$9.00
Dialysis Machine/Equipment	2	710	44	0.397118	\$17.00

Oxygen Concentrator

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

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

Nebulizer

A medicine delivery system used mostly for pediatric care.

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

Semi/Fully Electric Hospital Bed

Use depends on adjustments. 200 W.

Alternating Pressure Pad

An air-filled mattress overlay.

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

Low Air-Loss Mattress

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

Cycles air around every 15-20 minutes.

Power Wheelchairs and Scooters

Need to be charged approximately 8 hours every 3 days.

Batteries are 120 V, 3 Amp, 360 W.

Feeding Tube Pump (Continuous Feed)

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

CPAP Machine

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

Leg Compression Pump

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

Dialysis Machine/Equipment (Small/Portable)

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

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban

Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

(exp. 04/30/2026)

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

Locality/PHA Housing Authorities of The City & County of Fresno, CA		Unit Type: Multi-Family (Apartment)				Date (mm/dd/yyyy) 1/1/2026	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas (PG&E) (Includes Climate Credit)	\$24.00	\$28.00	\$32.00	\$36.00	\$40.00	\$44.00
	Natural Gas (SoCal Gas) (Includes Climate Credit)	\$23.00	\$25.00	\$28.00	\$31.00	\$33.00	\$36.00
	Bottle Gas	\$63.00	\$71.00	\$84.00	\$92.00	\$101.00	\$109.00
	Electric	\$36.00	\$42.00	\$53.00	\$64.00	\$75.00	\$87.00
	Electric Heat Pump	\$31.00	\$37.00	\$43.00	\$49.00	\$54.00	\$60.00
	Fuel Oil						
Cooking	Natural Gas (avg)	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$15.00
	Bottle Gas	\$13.00	\$13.00	\$21.00	\$29.00	\$38.00	\$42.00
	Electric	\$16.00	\$19.00	\$28.00	\$36.00	\$45.00	\$53.00
Other Electric	(Includes Climate Credit)	\$51.00	\$63.00	\$91.00	\$119.00	\$147.00	\$182.00
Air Conditioning		\$34.00	\$39.00	\$55.00	\$70.00	\$85.00	\$100.00
Water Heating	Natural Gas (avg)	\$10.00	\$12.00	\$16.00	\$21.00	\$28.00	\$33.00
	Bottle Gas	\$29.00	\$34.00	\$46.00	\$59.00	\$80.00	\$92.00
	Electric	\$38.00	\$44.00	\$56.00	\$69.00	\$81.00	\$93.00
	Fuel Oil						
Water		See Attached Water, Sewer, & Trash Collection Schedule					
Sewer							
Trash Collection							
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667

(04/2023)

The Nelrod Company 9/2025 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban

Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

(exp. 04/30/2026)

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

Locality/PHA Housing Authorities of The City & County of Fresno, CA		Unit Type: Multi-Family (Apartment)				Date (mm/dd/yyyy) 1/1/2026	
Utility of Service	Fuel Type	6 BR	7 BR				
Heating	Natural Gas <i>(PG&E)</i> <i>(Includes Climate Credit)</i>	\$48.00	\$53.00				
	Natural Gas <i>(SoCal Gas)</i> <i>(Includes Climate Credit)</i>	\$38.00	\$41.00				
	Bottle Gas	\$117.00	\$130.00				
	Electric	\$93.00	\$100.00				
	Electric Heat Pump	\$64.00	\$69.00				
	Fuel Oil						
Cooking	Natural Gas <i>(avg)</i>	\$16.00	\$18.00				
	Bottle Gas	\$46.00	\$50.00				
	Electric	\$58.00	\$62.00				
Other Electric	<i>(Includes Climate Credit)</i>	\$201.00	\$218.00				
Air Conditioning		\$108.00	\$116.00				
Water Heating	Natural Gas <i>(avg)</i>	\$36.00	\$40.00				
	Bottle Gas	\$101.00	\$109.00				
	Electric	\$100.00	\$108.00				
	Fuel Oil						
Water		See Attached Water, Sewer, & Trash Collection Schedule					
Sewer							
Trash Collection							
Range /Microwave		\$11.00	\$11.00				
Refrigerator		\$12.00	\$12.00				
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range /Microwave		
					Refrigerator		
					Total		


 adapted from form HUD-52667
(04/2023)

The Nelrod Company 9/2025 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

Office of Public and Indian Housing

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

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

Locality/PHA Housing Authorities of The City & County of Fresno, CA		Unit Type Single-Family (Detached House)				Date (mm/dd/yyyy) 1/1/2026	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas (<i>PG&E</i>) (Includes Climate Credit)	\$36.00	\$42.00	\$48.00	\$53.00	\$59.00	\$65.00
	Natural Gas (<i>SoCal Gas</i>) (Includes Climate Credit)	\$31.00	\$35.00	\$38.00	\$41.00	\$45.00	\$49.00
	Bottle Gas	\$92.00	\$105.00	\$117.00	\$130.00	\$142.00	\$155.00
	Electric	\$75.00	\$88.00	\$100.00	\$113.00	\$125.00	\$140.00
	Electric Heat Pump	\$44.00	\$52.00	\$62.00	\$70.00	\$77.00	\$85.00
	Fuel Oil						
Cooking	Natural Gas (<i>avg</i>)	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$15.00
	Bottle Gas	\$13.00	\$13.00	\$21.00	\$29.00	\$38.00	\$42.00
	Electric	\$16.00	\$19.00	\$28.00	\$36.00	\$45.00	\$53.00
Other Electric	(Includes Climate Credit)	\$80.00	\$96.00	\$138.00	\$187.00	\$239.00	\$291.00
Air Conditioning		\$26.00	\$31.00	\$69.00	\$107.00	\$145.00	\$183.00
Water Heating	Natural Gas (<i>avg</i>)	\$13.00	\$15.00	\$21.00	\$28.00	\$35.00	\$41.00
	Bottle Gas	\$38.00	\$42.00	\$59.00	\$80.00	\$96.00	\$113.00
	Electric	\$47.00	\$55.00	\$71.00	\$86.00	\$101.00	\$116.00
	Fuel Oil						
Water		See Attached Water, Sewer & Trash Collection Schedule					
Sewer							
Trash Collection							
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
					Range / Microwave		
Number of Bedrooms					Refrigerator		
					Total		

adapted from form HUD-52667
(04/2023)**The Nelrod Company 9/2025 Update**

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

Office of Public and Indian Housing

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

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

Locality/PHA Housing Authorities of The City & County of Fresno, CA		Unit Type Single-Family (Detached House)				Date (mm/dd/yyyy) 1/1/2026	
Utility of Service	Fuel Type	6 BR	7 BR				
Heating	Natural Gas (PG&E) (Includes Climate Credit)	\$71.00	\$78.00				
	Natural Gas (SoCal Gas) (Includes Climate Credit)	\$53.00	\$57.00				
	Bottle Gas	\$168.00	\$184.00				
	Electric	\$154.00	\$167.00				
	Electric Heat Pump	\$92.00	\$98.00				
	Fuel Oil						
Cooking	Natural Gas (avg)	\$16.00	\$18.00				
	Bottle Gas	\$46.00	\$50.00				
	Electric	\$58.00	\$62.00				
Other Electric	(Includes Climate Credit)	\$319.00	\$344.00				
Air Conditioning		\$198.00	\$212.00				
Water Heating	Natural Gas (avg)	\$45.00	\$49.00				
	Bottle Gas	\$122.00	\$134.00				
	Electric	\$125.00	\$134.00				
	Fuel Oil						
Water		See Attached Water, Sewer & Trash Collection Schedule					
Sewer							
Trash Collection							
Range /Microwave		\$11.00	\$11.00				
Refrigerator		\$12.00	\$12.00				
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
					Range / Microwave		
Number of Bedrooms					Refrigerator		
					Total		

adapted from form HUD-52667
(04/2023)**The Nelrod Company 9/2025 Update**

Reasonable Accommodation Medical Equipment Allowances

Electric Provider: Pacific Gas & Electric (wtd avg)

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.397118	\$89.00
Nebulizer	2	75	5	0.397118	\$2.00
Electric Hospital Bed	0.2	200	1	0.397118	\$1.00
Alternating Pressure Pad	24	70	52	0.397118	\$21.00
Low Air-Loss Mattress	24	120	89	0.397118	\$35.00
Power Wheelchair/Scooter	3	360	33	0.397118	\$13.00
Feeding Tube Pump	24	120	89	0.397118	\$35.00
CPAP Machine	10	30	9	0.397118	\$4.00
Leg Compression Pump	24	30	22	0.397118	\$9.00
Dialysis Machine/Equipment	2	710	44	0.397118	\$17.00

Oxygen Concentrator

Use per day varies, assume 12-14 hours a day. The 5-Liter model uses 400 W, the 3-Liter model uses 320 W.

Nebulizer

A medicine delivery system used mostly for pediatric care. Used 4-6 times a day for 20 minutes at a time at 75W.

Semi/Fully Electric Hospital Bed

Use depends on adjustments. 200 W.

Alternating Pressure Pad

An air-filled mattress overlay. Used 24 hours a day for someone who is bed-ridden.

Low Air-Loss Mattress

Takes the place of mattress - air -filled pressurized mattress. Cycles air around every 15-20 minutes.

Power Wheelchairs and Scooters

Need to be charged approximately 8 hours every 3 days. Batteries are 120 V, 3 Amp, 360 W.

Feeding Tube Pump (Continuous Feed)

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

CPAP Machine

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

Leg Compression Pump

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

Dialysis Machine/Equipment (Small/Portable)

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

Utility or Service			Detached House (Single-Family)												Detached House (Single-Family)												
			0			1			2			3			4			5			6			7			
			1/2025	1/2026	Difference	1/2025	1/2026	Difference	1/2025	1/2026	Difference	1/2025	1/2026	Difference	1/2025	1/2026	Difference	1/2025	1/2026	Difference	1/2025	1/2026	Difference	1/2025	1/2026	Difference	
Heating	a	PGE Natural Gas (includes climate credit)		\$32	\$36	\$4	\$38	\$42	\$4	\$44	\$48	\$4	\$48	\$53	\$5	\$54	\$59	\$5	\$60	\$65	\$5	\$66	\$71	\$5	\$72	\$78	\$6
	a	SoCal Gas Natural Gas (includes monthly charge)		\$25	\$31	\$6	\$28	\$35	\$7	\$31	\$38	\$7	\$33	\$41	\$8	\$37	\$45	\$8	\$40	\$49	\$9	\$43	\$53	\$10	\$46	\$57	\$11
	b	Bottle Gas/Propane		\$72	\$92	\$20	\$82	\$105	\$23	\$91	\$117	\$26	\$101	\$130	\$29	\$111	\$142	\$31	\$121	\$155	\$34	\$130	\$168	\$38	\$143	\$184	\$41
	c	Electric		\$48	\$75	\$27	\$56	\$88	\$32	\$64	\$100	\$36	\$72	\$113	\$41	\$80	\$125	\$45	\$90	\$140	\$50	\$99	\$154	\$55	\$107	\$167	\$60
	d	Electric Heat Pump		\$28	\$44	\$16	\$34	\$52	\$18	\$40	\$62	\$22	\$44	\$70	\$26	\$50	\$77	\$27	\$54	\$85	\$31	\$59	\$92	\$33	\$63	\$98	\$35
	e	Oil/Other		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cooking	a	Natural Gas (average)		\$5	\$5	\$0	\$5	\$5	\$0	\$8	\$8	\$0	\$9	\$10	\$1	\$12	\$13	\$1	\$14	\$15	\$1	\$15	\$16	\$1	\$17	\$18	\$1
	b	Bottle Gas/Propane		\$10	\$13	\$3	\$10	\$13	\$3	\$16	\$21	\$5	\$23	\$29	\$6	\$29	\$38	\$9	\$33	\$42	\$9	\$36	\$46	\$10	\$39	\$50	\$11
	c	Electric		\$10	\$16	\$6	\$12	\$19	\$7	\$18	\$28	\$10	\$23	\$36	\$13	\$29	\$45	\$16	\$34	\$53	\$19	\$37	\$58	\$21	\$39	\$62	\$23
Other Electric (Climate Credit, Lights, & Appliances)			\$48	\$80	\$32	\$59	\$96	\$37	\$85	\$138	\$53	\$117	\$187	\$70	\$150	\$239	\$89	\$183	\$291	\$108	\$201	\$319	\$118	\$217	\$344	\$127	
Air Conditioning			\$17	\$26	\$9	\$20	\$31	\$11	\$44	\$69	\$25	\$68	\$107	\$39	\$93	\$145	\$52	\$117	\$183	\$66	\$127	\$198	\$71	\$136	\$212	\$76	
Water Heating	a	Natural Gas		\$12	\$13	\$1	\$14	\$15	\$1	\$20	\$21	\$1	\$26	\$28	\$2	\$32	\$35	\$3	\$38	\$41	\$3	\$41	\$45	\$4	\$45	\$49	\$4
	b	Bottle Gas/Propane		\$29	\$38	\$9	\$33	\$42	\$9	\$46	\$59	\$13	\$62	\$80	\$18	\$75	\$96	\$21	\$88	\$113	\$25	\$95	\$122	\$27	\$104	\$134	\$30
	c	Electric		\$30	\$47	\$17	\$35	\$55	\$20	\$45	\$71	\$26	\$55	\$86	\$31	\$65	\$101	\$36	\$74	\$116	\$42	\$80	\$125	\$45	\$86	\$134	\$48
	d	Oil/Other		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Range / Microwave Tenant-purchasing/leasing			\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0	
Refrigerator Tenant-purchasing/leasing			\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0	

			Apartment (Multi-Family)												Apartment (Multi-Family)											
Utility or Service			0			1			2			3			4			5			6			7		
			1/2025	1/2026	Difference	1/2025	1/2026	Difference	1/2025	1/2026	Difference	1/2025	1/2026	Difference	1/2025	1/2026	Difference	1/2025	1/2026	Difference	1/2025	1/2026	Difference	1/2025	1/2026	Difference
Heating	a	PGE Natural Gas (includes climate credit)	\$21	\$24	\$3	\$24	\$28	\$4	\$28	\$32	\$4	\$32	\$36	\$4	\$36	\$40	\$4	\$40	\$44	\$4	\$44	\$48	\$4	\$48	\$53	\$5
	a	SoCal Gas Natural Gas (includes monthly charge)	\$19	\$23	\$4	\$21	\$25	\$4	\$23	\$28	\$5	\$25	\$31	\$6	\$27	\$33	\$6	\$28	\$36	\$8	\$31	\$38	\$7	\$33	\$41	\$8
	b	Bottle Gas/Propane	\$49	\$63	\$14	\$55	\$71	\$16	\$65	\$84	\$19	\$72	\$92	\$20	\$78	\$101	\$23	\$85	\$109	\$24	\$91	\$117	\$26	\$101	\$130	\$29
	c	Electric	\$23	\$36	\$13	\$27	\$42	\$15	\$34	\$53	\$19	\$41	\$64	\$23	\$48	\$75	\$27	\$55	\$87	\$32	\$60	\$93	\$33	\$64	\$100	\$36
	d	Electric Heat Pump	\$20	\$31	\$11	\$23	\$37	\$14	\$28	\$43	\$15	\$31	\$49	\$18	\$35	\$54	\$19	\$38	\$60	\$22	\$41	\$64	\$23	\$44	\$69	\$25
	e	Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cooking	a	Natural Gas (average)	\$5	\$5	\$0	\$5	\$5	\$0	\$8	\$8	\$0	\$9	\$10	\$1	\$12	\$13	\$1	\$14	\$15	\$1	\$15	\$16	\$1	\$17	\$18	\$1
	b	Bottle Gas/Propane	\$10	\$13	\$3	\$10	\$13	\$3	\$16	\$21	\$5	\$23	\$29	\$6	\$29	\$38	\$9	\$33	\$42	\$9	\$36	\$46	\$10	\$39	\$50	\$11
	c	Electric	\$10	\$16	\$6	\$12	\$19	\$7	\$18	\$28	\$10	\$23	\$36	\$13	\$29	\$45	\$16	\$34	\$53	\$19	\$37	\$58	\$21	\$39	\$62	\$23
Other Electric (Climate Credit, Lights, & Appliances)			\$30	\$51	\$21	\$37	\$63	\$26	\$55	\$91	\$36	\$73	\$119	\$46	\$91	\$147	\$56	\$114	\$182	\$68	\$125	\$201	\$76	\$137	\$218	\$81
Air Conditioning			\$22	\$34	\$12	\$25	\$39	\$14	\$35	\$55	\$20	\$45	\$70	\$25	\$55	\$85	\$30	\$64	\$100	\$36	\$69	\$108	\$39	\$74	\$116	\$42
Water Heating	a	Natural Gas	\$9	\$10	\$1	\$11	\$12	\$1	\$15	\$16	\$1	\$20	\$21	\$1	\$26	\$28	\$2	\$30	\$33	\$3	\$33	\$36	\$3	\$36	\$40	\$4
	b	Bottle Gas/Propane	\$23	\$29	\$6	\$26	\$34	\$8	\$36	\$46	\$10	\$46	\$59	\$13	\$62	\$80	\$18	\$72	\$92	\$20	\$78	\$101	\$23	\$85	\$109	\$24
	c	Electric	\$24	\$38	\$14	\$28	\$44	\$16	\$36	\$56	\$20	\$44	\$69	\$25	\$52	\$81	\$29	\$59	\$93	\$34	\$64	\$100	\$36	\$69	\$108	\$39
	d	Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Range / Microwave Tenant-purchasing/leasing			\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0
Refrigerator Tenant-purchasing/leasing			\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0

Comparison of Previous and Current Utility Rates

SECTION 8 HCV PROGRAM

HOUSING AUTHORITIES OF

THE CITY & COUNTY OF FRESNO, CA

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

(We use the absolute value of the changes which gives us the percentage of change.

This is the best way to determine a 10% change in utility rates and charges.)

ELECTRIC

UPDATE 2025

Pacific Gas & Electric (E-1 CARE)		Rates		Difference	
Description	Measure	9/2024	9/2025	Amount	Percent
California Climate Credit*	per month	-\$9.20	-\$9.71	\$0.51	6%
Tier-1 Total Energy Charges (baseline)	per kwh	0.254073	0.397118	0.143045	57%
Tier-2 Total Energy Charges (101%-400%)	per kwh	0.318028	0.497573	0.179545	57%

Territory R. Baseline quantities remained the same. *Semi-annual climate credit changed from \$55.17 to \$58.23.

Summer: Jun-Sept (4), Baseline 17.7 (0-549), Winter: Oct-May (8), Baseline changed 10.4 (0-322).

NATURAL GAS

Pacific Gas & Electric (G-1 CARE)		Rates		Difference	
Description	Measure	9/2024	9/2025	Amount	Percent
California Climate Credit*	per month	-\$7.12	-\$5.59	-\$1.53	22%
Tier-1 Total Energy Charges (baseline)	per therm	1.97251	2.07899	0.10648	6%
Tier-2 Total Energy Charges (excess)	per therm	2.36752	2.49008	0.12256	6%

Territory R. Baseline quantities remained the same. *Annual climate credit changed from \$85.46 to \$67.03

Summer: Apr - Oct (7), Baseline 0-11 (.36), Winter: Nov - Mar (5), Baseline Wtd Avg 0-45 (0-1.47)

Southern California Gas (CARE GR)		Rates		Difference	
Description	Measure	9/2024	9/2025	Amount	Percent
Total Monthly Charges	per month	\$4.08	\$4.08	\$0.00	0%
Tier-1 Total Energy Charges (baseline)	per therm	1.05024	1.32265	0.27241	26%
Tier-2 Total Energy Charges. (excess)	per therm	1.05400	1.34558	0.29158	28%

Climate Zone 2 Summer: May - Oct (6), Baseline 0-13 (.424), Winter: Nov - Apr (6), Baseline Wtd Avg 0-43 (1.40)

BOTTLE GAS/PROPANE

Suburban Propane		Rates		Difference	
Description	Measure	9/2024	9/2025	Amount	Percent
Fuel Rate	per gallon	\$2.87	\$3.97	\$1.10	39%

Ferrellgas		Rates		Difference	
Description	Measure	9/2024	9/2025	Amount	Percent
Fuel Rate	per gallon	\$3.65	\$4.41	\$0.76	21%

Average Propane Fuel Rate	per gallon	\$3.26	\$4.19	\$0.93	29%
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HOUSING AUTHORITIES OF THE CITY & COUNTY OF FRESNO, CA

Water, Sewer and Trash Collection

Section 8 HCV Utility Allowances

(Location)

All Building Types

		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Biola Community Services District	Water	\$34.00	\$35.00	\$40.00	\$46.00	\$51.00	\$57.00
	Sewer	\$58.00	\$58.00	\$58.00	\$58.00	\$58.00	\$58.00
	Trash	\$34.00	\$34.00	\$34.00	\$34.00	\$34.00	\$34.00
California Waste Service Waste Management (Selma)	Water	\$29.00	\$29.00	\$33.00	\$38.00	\$44.00	\$50.00
	Trash	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Caruthers Community Services District Mid Valley Disposal	Water	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
	Sewer	\$48.00	\$48.00	\$48.00	\$48.00	\$48.00	\$48.00
	Trash	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
City of Clovis	Water	\$32.00	\$32.00	\$34.00	\$35.00	\$37.00	\$39.00
	Sewer	\$64.00	\$64.00	\$64.00	\$64.00	\$64.00	\$64.00
	Trash	\$57.00	\$57.00	\$57.00	\$57.00	\$57.00	\$57.00
City of Coalinga	Water	\$44.00	\$45.00	\$49.00	\$53.00	\$57.00	\$62.00
	Sewer	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
	Trash	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00
Del Rey Community Services District	Water	\$60.00	\$60.00	\$66.00	\$72.00	\$78.00	\$84.00
	Sewer	\$65.00	\$65.00	\$66.00	\$79.00	\$92.00	\$106.00
	Trash	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
City of Firebaugh (Multi-Family)	Water	\$26.00	\$26.00	\$29.00	\$32.00	\$35.00	\$38.00
	Sewer	\$58.00	\$58.00	\$58.00	\$58.00	\$58.00	\$58.00
City of Firebaugh (Single-Family)	Water	\$25.00	\$25.00	\$28.00	\$30.00	\$33.00	\$37.00
	Sewer	\$58.00	\$58.00	\$58.00	\$58.00	\$58.00	\$58.00
	Trash	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
City of Fresno	Water	\$22.00	\$22.00	\$26.00	\$29.00	\$33.00	\$36.00
	Sewer	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00
	Trash	\$36.00	\$36.00	\$36.00	\$36.00	\$36.00	\$36.00
City of Friant Western Solid Waste	Water	\$90.00	\$90.00	\$95.00	\$100.00	\$105.00	\$109.00
	Trash	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00
City of Fowler	Water	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00
	Trash	\$36.00	\$36.00	\$36.00	\$36.00	\$36.00	\$36.00
City of Huron	Water	\$33.00	\$33.00	\$39.00	\$47.00	\$55.00	\$63.00
	Sewer	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00
	Trash	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
City of Kerman	Water	\$42.00	\$42.00	\$44.00	\$46.00	\$48.00	\$50.00
	Sewer (MF)	\$34.00	\$34.00	\$34.00	\$34.00	\$34.00	\$34.00
	Sewer (SF)	\$39.00	\$39.00	\$39.00	\$39.00	\$39.00	\$39.00
	Trash	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00

adapted from form HUD-52667

(04/2023)

The Nelrod Company 9/2025 Update

City of Kingsburg	Water	\$37.00	\$37.00	\$39.00	\$41.00	\$43.00	\$45.00
	Trash	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00
Laton Community Service District	Water	\$44.00	\$44.00	\$46.00	\$48.00	\$50.00	\$52.00
	Sewer	\$51.00	\$51.00	\$51.00	\$51.00	\$51.00	\$51.00
	Trash	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00
City of Mendota	Water	\$58.00	\$58.00	\$58.00	\$58.00	\$58.00	\$58.00
	Sewer	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00
	Trash	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00
Olympic Valley Public Services District	Water (MF)	\$86.00	\$88.00	\$103.00	\$119.00	\$134.00	\$150.00
	Sewer (MF)	\$53.00	\$53.00	\$53.00	\$53.00	\$53.00	\$53.00
	Water (SF)	\$123.00	\$124.00	\$133.00	\$142.00	\$151.00	\$160.00
	Sewer (SF)	\$68.00	\$68.00	\$68.00	\$68.00	\$68.00	\$68.00
	Trash	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00
City of Orange Cove	Water	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00
	Sewer	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
	Trash	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00
City of Parlier	Water (MF)	\$47.00	\$48.00	\$52.00	\$57.00	\$62.00	\$67.00
	Water (SF)	\$37.00	\$38.00	\$42.00	\$46.00	\$49.00	\$53.00
	Sewer	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
	Trash	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00
Pinedale County Water District	Water (MF)	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
	Water (SF)	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00
	Sewer	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
	Trash	\$42.00	\$42.00	\$42.00	\$42.00	\$42.00	\$42.00
City of Reedley (Multi-Family)	Water	\$53.00	\$53.00	\$56.00	\$58.00	\$60.00	\$62.00
	Sewer	\$51.00	\$52.00	\$63.00	\$74.00	\$85.00	\$97.00
	Trash	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00
City of Reedley (Single-Family)	Water	\$53.00	\$53.00	\$56.00	\$58.00	\$60.00	\$62.00
	Sewer	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00
	Trash	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00
Riverdale Public Utility District	Water	\$46.00	\$46.00	\$48.00	\$51.00	\$54.00	\$56.00
	Sewer	\$52.00	\$52.00	\$52.00	\$52.00	\$52.00	\$52.00
	Trash	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
City of Sanger (Multi-Family)	Water	\$18.00	\$18.00	\$20.00	\$21.00	\$23.00	\$25.00
	Sewer	\$36.00	\$36.00	\$36.00	\$40.00	\$40.00	\$40.00
	Trash	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00
City of Sanger (Single-Family)	Water	\$17.00	\$17.00	\$18.00	\$19.00	\$20.00	\$22.00
	Sewer	\$36.00	\$36.00	\$36.00	\$40.00	\$40.00	\$40.00
	Trash	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00
City of San Joaquin	Water	\$59.00	\$60.00	\$62.00	\$63.00	\$65.00	\$67.00
	Sewer	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00
	Trash	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Tranquility Irrigation District	Water	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00



adapted from form HUD-52667
(04/2023)

The Nelrod Company 9/2025 Update

HOUSING AUTHORITIES OF THE CITY & COUNTY OF FRESNO, CA

Water, Sewer and Trash Collection

Section 8 HCV Utility Allowances

All Building Types

		Monthly Dollar Allowances					
		6 BR	7 BR				
Biola Community Services District	Water	\$61.00	\$64.00				
	Sewer	\$58.00	\$58.00				
	Trash	\$34.00	\$34.00				
California Waste Service Waste Management (Selma)	Water	\$54.00	\$57.00				
	Trash	\$33.00	\$33.00				
Caruthers Community Services District Mid Valley Disposal	Water	\$50.00	\$50.00				
	Sewer	\$48.00	\$48.00				
	Trash	\$50.00	\$50.00				
City of Clovis	Water	\$40.00	\$41.00				
	Sewer	\$64.00	\$64.00				
	Trash	\$57.00	\$57.00				
City of Coalinga	Water	\$65.00	\$67.00				
	Sewer	\$25.00	\$25.00				
	Trash	\$38.00	\$38.00				
Del Rey Community Services District	Water	\$88.00	\$92.00				
	Sewer	\$115.00	\$124.00				
	Trash	\$33.00	\$33.00				
City of Firebaugh (Multi-Family)	Water	\$40.00	\$43.00				
	Sewer	\$58.00	\$58.00				
City of Firebaugh (Single-Family)	Water	\$39.00	\$41.00				
	Sewer	\$58.00	\$58.00				
	Trash	\$30.00	\$30.00				
City of Fresno	Water	\$39.00	\$41.00				
	Sewer	\$26.00	\$26.00				
	Trash	\$36.00	\$36.00				
City of Friant Western Solid Waste	Water	\$112.00	\$115.00				
	Trash	\$63.00	\$63.00				
City of Fowler	Water	\$33.00	\$38.00				
	Trash	\$36.00	\$36.00				
City of Huron	Water	\$68.00	\$73.00				
	Sewer	\$26.00	\$26.00				
	Trash	\$24.00	\$24.00				
City of Kerman	Water	\$51.00	\$53.00				
	Sewer (MF)	\$34.00	\$34.00				
	Sewer (SF)	\$39.00	\$0.00				
	Trash	\$29.00	\$29.00				

adapted from form HUD-52667
(04/2023)

City of Kingsburg	Water	\$46.00	\$47.00				
	Trash	\$38.00	\$38.00				
Laton Community Service District	Water	\$53.00	\$55.00				
	Sewer	\$51.00	\$51.00				
	Trash	\$29.00	\$29.00				
City of Mendota	Water	\$58.00	\$58.00				
	Sewer	\$38.00	\$38.00				
	Trash	\$29.00	\$29.00				
Olympic Valley Public Services District	Water (MF)	\$160.00	\$170.00				
	Sewer (MF)	\$53.00	\$53.00				
	Water (SF)	\$170.00	\$145.00				
	Sewer (SF)	\$68.00	\$68.00				
	Trash	\$63.00	\$63.00				
City of Orange Cove	Water	\$50.00	\$52.00				
	Sewer	\$41.00	\$42.00				
	Trash	\$26.00	\$26.00				
City of Parlier	Water (MF)	\$71.00	\$74.00				
	Water (SF)	\$56.00	\$38.00				
	Sewer	\$40.00	\$40.00				
	Trash	\$31.00	\$31.00				
Pinedale County Water District	Water (MF)	\$24.00	\$24.00				
	Water (SF)	\$32.00	\$32.00				
	Sewer	\$27.00	\$27.00				
	Trash	\$42.00	\$42.00				
City of Reedley (Multi-Family)	Water	\$64.00	\$65.00				
	Sewer	\$104.00	\$112.00				
	Trash	\$31.00	\$31.00				
City of Reedley (Single-Family)	Water	\$64.00	\$65.00				
	Sewer	\$63.00	\$63.00				
	Trash	\$31.00	\$31.00				
Riverdale Public Utility District	Water	\$58.00	\$60.00				
	Sewer	\$52.00	\$52.00				
	Trash	\$30.00	\$30.00				
City of Sanger (Multi-Family)	Water	\$26.00	\$27.00				
	Sewer	\$40.00	\$40.00				
	Trash	\$29.00	\$29.00				
City of Sanger (Single-Family)	Water	\$23.00	\$24.00				
	Sewer	\$40.00	\$40.00				
	Trash	\$29.00	\$29.00				
City of San Joaquin	Water	\$69.00	\$70.00				
	Sewer	\$55.00	\$55.00				
	Trash	\$13.00	\$13.00				
Tranquility Irrigation District	Water	\$50.00	\$50.00				



adapted from form HUD-52667
(04/2023)

The Nelrod Company 9/2025 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban

Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

(exp. 04/30/2026)

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

Locality/PHA Housing Authorities of the City & County of Fresno, CA		Unit Type: Apartment				Date (mm/dd/yyyy) 01/01/2026	
Utility of Service Kerman Acres	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas				\$23.00	\$34.00	
	Bottle Gas						
	Electric						
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric				\$15.00	\$16.00	
Other Electric				\$144.00	\$189.00		
Air Conditioning					\$43.00	\$62.00	
Water Heating	Natural Gas				\$17.00	\$21.00	
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge -\$9.71					-\$10.00	-\$10.00	
Other specify: Natural Gas Charge -\$5.59					-\$6.00	-\$6.00	
Range /Microwave							
Refrigerator							
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name Unit Address Number of Bedrooms					Utility/Service/Appliance	Allowance	
					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		



The Nelrod Company 9/2025 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

Office of Public and Indian Housing

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

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

Locality/PHA Housing Authorities of the City & County of Fresno, CA		Unit Type: Apartment				Date (mm/dd/yyyy) 01/01/2026	
Utility of Service Pacific Gardens	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas		\$13.00	\$16.00	\$19.00		
	Bottle Gas						
	Electric						
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric		\$12.00	\$14.00	\$15.00		
Other Electric			\$92.00	\$111.00	\$129.00		
Air Conditioning			\$29.00	\$38.00	\$48.00		
Water Heating	Natural Gas		\$19.00	\$21.00	\$25.00		
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge -\$9.71			-\$10.00	-\$10.00	-\$10.00		
Other specify: Natural Gas Charge -\$5.59			-\$6.00	-\$6.00	-\$6.00		
Range /Microwave							
Refrigerator							
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Total		

**The Nelrod Company 9/2025 Update**

Schedule B.3 page 3 of 5
Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

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

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

Locality/PHA Housing Authority of the City & County of Fresno, CA		Unit Type: Row House/Townhouse				Date (mm/dd/yyyy) 01/01/2026	
Utility of Service Yosemite Village	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas		\$5.00	\$22.00	\$22.00	\$24.00	
	Bottle Gas						
	Electric						
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas		\$4.00	\$4.00	\$6.00	\$6.00	
	Bottle Gas						
	Electric						
Other Electric		\$94.00	\$109.00	\$127.00	\$141.00		
Air Conditioning		\$48.00	\$70.00	\$75.00	\$82.00		
Water Heating	Natural Gas		\$8.00	\$12.00	\$17.00	\$21.00	
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge -\$9.71			-\$10.00	-\$10.00	-\$10.00	-\$10.00	
Other specify: Natural Gas Charge -\$5.59			-\$6.00	-\$6.00	-\$6.00	-\$6.00	
Range /Microwave							
Refrigerator							
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance		Allowance
					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
Range/Microwave					Refrigerator		
					Total		



The Nelrod Company 9/2025 Update

adapted from form HUD-52667
 (04/2023)

Schedule B.3 page 4 of 5
Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

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

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

Locality/PHA Housing Authority of the City & County of Fresno, CA		Unit Type Semi-Detached/Duplex (3-BR) & Detached House (4-BR)				Date (mm/dd/yyyy) 01/01/2026	
Utility of Service Yosemite Village	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas				\$41.00	\$45.00	
	Bottle Gas						
	Electric						
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas				\$6.00	\$6.00	
	Bottle Gas						
	Electric						
Other Electric				\$130.00	\$156.00		
Air Conditioning				\$71.00	\$119.00		
Water Heating	Natural Gas				\$25.00	\$31.00	
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge -\$9.71					-\$10.00	-\$10.00	
Other specify: Natural Gas Charge -\$5.59					-\$6.00	-\$6.00	
Range /Microwave							
Refrigerator							
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range / Microwave		
Number of Bedrooms					Refrigerator		
					Total		



The Nelrod Company 9/2025 Update

adapted from form HUD-52667
 (04/2023)



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

**PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1**

Effective 01/01/2026

UPDATE 2025**Building Type: Apartment/Multi-Family**

Parc Grove Commons II (EE Equip: Win,H,WH,Ins)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)		\$86.00	\$100.00	\$122.00	\$137.00	
Natural Gas (H,WH,C)		\$16.00	\$21.00	\$29.00	\$34.00	
Totals		\$102.00	\$121.00	\$151.00	\$171.00	

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

L&A= Lights & Appliances

EE Equip= Energy Efficient Equipment

H= Space Heating

Win= Windows

WH= Water Heating

Ins= Insulation

C= Cooking

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

BOARD MEMO



TO:	Boards of Commissioners	AUTHOR:	Nicole Diaz
FROM:	Tyrone Roderick Williams, CEO		Director of Finance & Accounting
MEETING DATE:	12/9/2025	DEPARTMENT:	Finance & Accounting
AGENDA ITEM:	6e	MEMO DATE:	12/2/2025
SUBJECT:	Consideration of Loan Agreement between the Housing Relinquished Fund Corporation and The Kresge Foundation		

Executive Summary

The purpose of this memo is to ask the Boards of Commissioners to consider and approve a loan agreement between the Kresge Foundation and Housing Relinquished Fund Corporation (HRFC), a California nonprofit corporation and instrumentality of the Housing Authority of Fresno County and the Housing Authority of the City of Fresno. The Kresge Foundation, a private national foundation, was established in 1924 to expand opportunities in American Cities through grantmaking and social investing in arts and culture, education, environment, health, human services and community development. In alignment with the mission of Fresno Housing, Kresge collaborates with partners to improve the life circumstances and economic opportunities for people with low incomes.

Kresge Foundation has agreed to make a Program Related Investment (PRI) into HRFC. PRI investment is structured as a loan, which must be repaid, but also provides far more favorable terms than traditional financial institutions. The total loan amount would be \$4 million dollars, at 2% interest rate with interest-only payments for a term of ten (10) years. Principal repayments are structured to be made in three equal installments starting in year eight (8) of the loan term. There is no restriction to pre-pay the PRI loan.

Recommendation

It is recommended that the Boards of Commissioners adopt a resolution authorizing Tyrone Roderick Williams, CEO/Executive Director, Michael Duarte, Deputy Executive Director, and/or a designee, to finalize and execute the loan agreement between The Kresge Foundation and the Housing Relinquished Fund Corporation (HRFC).

Fiscal Impact

The Loan is evidenced by a promissory note which, if executed, shall include a maximum principal amount of Four Million Dollars (\$4,000,000.00), bearing interest at the rate of two percent (2%) per annum from the date thereof on the unpaid principal balance from time to time outstanding under the Note. Payments of interest only on the Note shall be made quarterly in arrears on the last day of March, June, September and December, and any accrued but unpaid interest shall be due on the Maturity Date. The outstanding principal balance of the Loan shall be due and payable in three installments:

(a) The first installment of one-third of the principal amount outstanding as of the Origination End Date shall be due on the eighth anniversary of the Closing Date; and

FRESNO HOUSING

(b) The second installment of one-third of the principal amount outstanding as of the Origination End Date shall be due on the ninth anniversary of the Closing Date; and

(c) The third installment of the principal balance shall be due on the tenth anniversary of the Closing Date (the "Maturity Date").

Background Information

In July 2021, Fresno Housing entered the \$2million and 5-year term loan agreement with the Kresge Foundation. Over the past years, TCE's PRI investment has helped Fresno Housing further our mission by accelerating the Agency's ability to deliver quality, affordable housing that is accessible to all individuals, regardless their race, ethnicity, physical or mental abilities, and/or income level. Over the course of the investment period, the TCE's investment, along with investment from The Kresge Foundation, has enabled Fresno Housing to accelerate real estate development activities.

Staff believes this is another incredible opportunity as the Agency continues its efforts to diversify its partners and funding sources.

RESOLUTION



RESOLUTION NO. _____

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

RESOLUTION AUTHORIZING A LOAN AGREEMENT BETWEEN HOUSING RELINQUISHED FUND CORPORATION AND THE KRESGE FOUNDATION FOR UP TO \$4 MILLION

WHEREAS, the Housing Authority of the City of Fresno, California (the "Authority") seeks to expand the development and availability of long-term housing for low income persons residing in the City of Fresno, California (the "City"); and

WHEREAS, the goals of the Housing Relinquished Fund Corporation (the "Corporation"), an instrumentality of the Authority, include financing of development and provision of affordable housing units within Fresno County boundaries; and

WHEREAS, the mission of The Kresge Foundation ("Kresge") is to improve the life circumstances and economic opportunities for people with low incomes; and

WHEREAS, the Corporation has requested a program-related investment loan from Kresge to support affordable housing developments in high opportunity areas and to finance mission-aligned affordable housing programmatic priorities of the City and County of Fresno (the "Program"); and

WHEREAS, Kresge desires to make the requested loan as part of its portfolio of program-related investments; and

WHEREAS, The Loan is evidenced by a promissory note which, if executed, shall include a maximum principal amount of Four Million Dollars (\$4,000,000.00), bearing interest at the rate of two percent (2%) per annum from the date thereof on the unpaid principal balance from time to time outstanding under the Note. Payments of interest only on the Note shall be made quarterly in arrears on the last day of March, June, September and December, and any accrued but unpaid interest shall be due on the Maturity Date. The outstanding principal balance of the Loan shall be due and payable in three installments:

(a) The first installment of one-third of the principal amount outstanding as of the Origination End Date shall be due on the eighth anniversary of the Closing Date; and

RESOLUTION



- (b) The second installment of one-third of the principal amount outstanding as of the Origination End Date shall be due on the ninth anniversary of the Closing Date; and
- (c) The third installment of the principal balance shall be due on the tenth anniversary of the Closing Date (the “Maturity Date”).

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA hereby authorizes a loan from the Kresge Foundation to the Housing Relinquished Fund Corporation for up to \$4,000,000 and authorizes Tyrone Roderick Williams, the CEO/Executive Director, Michael Duarte, Deputy Executive Director, and/or a designee to negotiate and execute all agreements and ancillary documents in connection therewith.

PASSED AND ADOPTED THIS 9th DAY OF December, 2025. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

RESOLUTION



RESOLUTION NO. _____

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

**RESOLUTION AUTHORIZING A LOAN AGREEMENT BETWEEN HOUSING
RELINQUISHED FUND CORPORATION AND THE KRESGE FOUNDATION FOR UP TO \$4
MILLION**

WHEREAS, the Housing Authority of Fresno County, California (the "Authority") seeks to expand the development and availability of long-term housing for low income persons residing in the County of Fresno, California (the "County"); and

WHEREAS, the goals of the Housing Relinquished Fund Corporation (the "Corporation"), an instrumentality of the Authority, include financing of development and provision of affordable housing units within Fresno County boundaries; and

WHEREAS, the mission of The Kresge Foundation ("Kresge") is to improve the life circumstances and economic opportunities for people with low incomes; and

WHEREAS, the Corporation has requested a program-related investment loan from Kresge to support affordable housing developments in high opportunity areas and to finance mission-aligned affordable housing programmatic priorities of the City and County of Fresno (the "Program"); and

WHEREAS, the Kresge desires to make the requested loan as part of its portfolio of program-related investments; and

WHEREAS, The Loan is evidenced by a promissory note which, if executed, shall include a maximum principal amount of Four Million Dollars (\$4,000,000.00), bearing interest at the rate of two percent (2%) per annum from the date thereof on the unpaid principal balance from time to time outstanding under the Note. Payments of interest only on the Note shall be made quarterly in arrears on the last day of March, June, September and December, and any accrued but unpaid interest shall be due on the Maturity Date. The outstanding principal balance of the Loan shall be due and payable in three installments:

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RESOLUTION



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AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

BOARD MEMO



TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 12/9/2025
AGENDA ITEM: 7A
SUBJECT: Agency Goals 2025 – Q4

AUTHOR: Tyrone Roderick Williams, CEO
DEPARTMENT: Executive
MEMO DATE: 11/25/2025

Executive Summary

The purpose of this presentation is to update the Boards of Commissioners on the progress of the Agency's 2025 goals.



2025 Agency Goal Board Update

Quarter 4, 2025



FRESNO
HOUSING

85 YEARS



2025 Agency Goals

- A total of **14 Agency Goals** were assigned for completion in 2025.
- Today, we will provide a brief review of the **current status** of each goal.
- Our focus will be on the **progress and key accomplishments** achieved to date.
- Please note that several of the goals are **ongoing initiatives** and will continue into the **2026 calendar year**, as discuss during last month's meeting.

Goal 1: Expand and Improve Affordable Housing by Developing 250 New Affordable Housing Units

Steps Taken

- Submitted 9 Funding Applications:
 - (3) SuperNOFA
 - (2) HCD HOME
 - (1) AHSC
 - (1) FMCoC Builds
 - (2) CTCAC
- Fresno Housing Funding Awards:
 - (1) CTCAC - **\$19,802,180M**
- Started Construction:
 - Mosaic @ Broadway (26 units)
 - Added another two TCAC awards totaling \$58,658,504 in tax credits for Garland Gardens and Davu Village
 - Received a Joe Serna Farmworker Grant of \$9,583,346 for La Joya Commons Phase II

Completed

- 131 units completed construction
- 17 homes at Heritage Estates have completed construction

Next Steps

- Start Construction:
 - Avalon Commons Phase II (45 units)
 - Garland Gardens (51 units)
 - Davu Village (63 units)
- Submit TCAC application for Cordillera Commons
- Submit TCAC application for La Joya Commons Phase II



Goal 2: Engage with Community Partners and Stakeholders in Planning and Development Processes

Steps Taken

- Working with stakeholders in Clovis
- Initiated a shared application with the County for Parkside
- Collaboration with DSS to transition families to permanent housing
- Cordillera Commons – Partnership with City of San Joaquin
- Pomelo Villas – Partnership with Orange Cove
- The Roos @ Fulton Forum– Partnerships: Fresno Black Chamber of Commerce

Completed

- Avalon Commons “Lessons Learned” with Design/Construction Team
- Monarch@ Chinatown – Electric Power Research Institute Collaboration
- Resident meetings at Garland Gardens regarding proposed renovation
- Parkside Inn – (2) community meetings; Collaboration with DBH on Homekey+
- Fairview Heights – (2) RAD resident meetings
- Staff training in collaboration with DBH to clarify roles of Support Staff and Property Management Staff



Goal 3: Improve or maintain housing quality by implementing a systemic approach to capital improvements

Steps Taken

- Obtain bids to repair siding and paint the exterior at DeSoto
- Obtained bids for asphalt repairs and a new driveway for Sequoia Courts & Sequoia Courts Terrace
- Ongoing adjustments to new reporting structure for all inspections and follow-up actions
- Executive Team site visits

Completed

- Exterior Paint at Sierra Terrace
- HOP Homes Rehab Project Complete
- 25 Preventative Maintenance Inspections completed
- New roofs, fascia and eaves at Sunset
- Asset management staff attended 5/5 Enterprise Preservation cohort sessions

Next Steps

- Revisit Cap Fund Obligations and re-establish priorities
- Construction management to assist property management in implementation of Construction Needs Analysis
- Continuously evaluate and identify future capital needs
- Phase 4 of 5 of safety upgrades commenced, with full completion scheduled for 2025



Goal 4: Ensure the Real Estate Development Team has Professional Learning to Enhance Knowledge of the Development Process including the ability to Work with New Funding Sources

Steps Taken

- Scheduled Grow America Financing Training
- Participating in Enterprise Preservation Cohort
- Participating in Downtown Fresno Partnership Cohort
- Participating in Enterprise Community Partners AHSC Application Webinars Cohort
- Exploring options with philanthropy partners

Completed

- Attended Novogradac LIHTC Underwriting Training
- Attended Novogradac 4%/9% Tax Credit training
- Attended FMCoC Builds webinar
- Completed Department of Industrial Relations/Department of Labor Training
- Application accepted for California Energy SMART Homes Energy Initiative



Goal 5: Expand the Number of Staff that have Knowledge of the Fresno Madera Continuum of Care to Clarify the Appropriate Leadership Role of the Agency and Better Support those Experiencing Homelessness

Steps Taken

- Partnered with Department of Behavioral Health and submit a letter of commitment for 2025 CoC Builds Notice of Funding Opportunity for Avalon II
- Served as the Collaborative Applicant for the FMCoC on the new grants awarded
- Actively participated as a Board Member and Collaborative Applicant
- Work groups to revamp Coordinated Entry System
- Brought consultant to support tribal

Completed

- Manzanilla Commons Lease up
- Partnered with Poverello House to move eligible "Moving On" clients
- HMIS & PM Team transitioned to new software
- Property Management Co-Hosted a Roles & Responsibilities training with DBH



Goal 6: Invest in Building Relationships with Different Service Providers to Increase Resources for the Agency and Options for Residents

Steps Taken

- Presented information to a Public health cohort
- Re-negotiated a short-term contract with the City & Turning Point for shelter operations

Completed

- Held key meetings and attended various trainings with Department of Behavioral Health
- Boys and Girls Club facility expansion in Firebaugh
- Partnered with Live Again Fresno to provide supports to residents on Parkway

Next Steps

- Consider other key Agencies and schedule meetings to explore shared goals and resources
- Analysis of effectiveness of services



Goal 7: Develop a Community Information and Education strategy around Affordable Housing for Staff, Partners, Residents, and Nonresidents

Steps Taken

- Created a workgroup to imagine other ways to communicate the of work of Fresno Housing
- Gathered key information for Residents

Completed

- Developed a “Housing 101” video to better explain the Agency’s role in housing
- Created a Resident Newsletter
- Delivered two virtual landlord events to support questions and facilitate quality relationships with landlords



Goal 8: Develop a Comprehensive Workforce Development and Educational Support Framework for Residents

Steps Taken

- Leading ongoing Workforce Development Collaborative Meetings and Strategy Sessions

Completed

- Delivered a record number of Scholarships for the HAW scholarship program
- Scholarships for 2025 have been completed.
- Scholarship reception executed
- Expanded our existing Resident Volunteer Program
- FUSE Fellow began November 2025
- Applied for HUD Jobs+ NOFO

Next Steps

- Continue Leading ongoing Workforce Development Collaborative Meetings and Strategy Sessions
- Cohort of residents identified for a small workforce pilot



Goal 9: The Beyond Housing Foundation Strives to Secure Funding to Maintain and Increase the Number of Resident Empowerment Positions to Enable the Agency to Provide Opportunities for Education and Workforce Development

Steps Taken

- Two funding applications submitted

Completed

- Successful inaugural Wine Fest Event



Goal 10: Continue to Work to Improve Customer Service Satisfaction Rates Annually and Establish a Customer Service Framework that Addresses the Needs of our Community and Sets Clear Expectations for Staff

Steps Taken

- Soliciting department suggestions regarding relevant customer survey questions

Completed

- Customer Service expectations included in New Hire Orientation
- Interviews with applicants for employment include questions regarding customer service experience
- Customer Service survey initiated

Next Steps

- Execute Customer Service survey
- Consider training needs of the Agency



Goal 11: Improve Website Functionality and Accessibility

Steps Taken

- *Accessibility Audits*
- Contracted vendor for automated + manual accessibility testing
- Vendor implemented all recommended fixes (alt text, color contrast, captions, keyboard access)
- *Navigation Overhaul*
- Identified clunky single-dropdown menu
- Collected staff feedback + reviewed best practices
- Vendor redesigned site with multi-level, accessible navigation
- Improved organization, usability, and screen reader compatibility
- Created feedback form
- Installed and configured analytics tools to track key website metrics
- Trained staff on accessible posting practice

Completed

- Created user-friendly, mobile-optimized navigation
 - Top-level menu design
 - Reorganized for ease of access and clarity
- Completed accessibility audits and implemented WCAG-compliant updates
 - Contracted vendor for automated and manual testing
 - Applied changes including alt-text, keyboard navigation, contrast and captioning
- Launched public-facing website feedback form
 - Share Your Story now live to collect community input and identify missing components
- Installed and began tracking website performance metrics
 - Traffic, bounce rate, session duration, and search behavior now monitored to guide future improvements

- Improved accessibility of social media content
 - All posts now include captions to support screen readers and browser-based transition tools
- Staff received training on accessible posting best practices

Next Steps

- Provide ADA/accessibility training for staff editing web or social content
- Establish recurring accessibility audits
- Monitor analytics and data to inform future improvements
- Continue refining page load speed and search function performance



Goal 12: Seek and implement long term financial strategies to create revenue and control expenses to allow for strategic investment

Steps Taken

- Exploring Section 115 Trust designed to prefund pension liabilities/procured for Section 115
- PRI (Program-Related Investment) loan option with the California Endowment to further the housing stock
- Recommended early timeline for Labor Negotiation
- Explore OpenGov Procurement Software to streamline procurement process and monitor costs/OpenGov – in early implementation phase (mapping current business/compliance needs); Full implementation targeted for Q2 2026
- Secured approval from Senior Management Team; Vendor is procured and contract signed
- Received HUD approval of City and County HOP
- Section 32 Plans

Completed

- Sale of Parkside apartments
- Sale of Chance Street Home
- Permanent financing of Corazon del Valle Commons
- Executed \$10 mil Loan Agreement with TCE
- Financing conversions of Esperanza Commons
- Present the PRI loan with Kresge to the board
- Completed sale of two Sanger HOP homes

Next Steps

- Monitor and adjust vacant positions as needed to optimize resources for the Agency
- Present 2025 mid-year Financial Results with unrestricted reserve
- Agency fleet management process improvements
- Implement procurement software
- Set up 115 Trust with PARS
- Sell (5) Sanger HOP homes
- Complete financing conversions of La Joya Commons, Manzanilla Commons and Avalon Commons Phase I
- Create Money Market Account for Beyond Housing Foundation



Goal 13: Family Self-Sufficiency (FSS) Expansion

Steps Taken

- Elevated the level of FSS position to intentionally focus on growing this program
- Reached out to 45 currently enrolled families to confirm progress toward their goals
- Conducted 4 in-person FSS orientations to onboard new participants
- Successfully enrolled 21 additional families, increasing total enrollment to 66 families

Completed

- Welcomed a new Analyst, effective April 21, 2025
- Celebrated graduation of one family, who received \$5,856.84 in escrow savings upon completion
- An additional 65 families have been added since April, for a current enrollment of 110 families

Next Steps

- 67 enrolled in FSS program, and outreach and education meetings on a bi-weekly basis
- Continue enrolling new families into the FSS program
- Maintain quarterly check-ins with current participants and monthly meetings for families requiring more frequent support
- Sustain Outreach and Education meetings on a monthly or bi-weekly basis to engage and inform the community



Goal 14: Address Landlord Overpayments within HCV Program

Steps Taken

- HCV and Accounting continue to meet regularly
- Overpayment letters were sent to landlords who have outstanding balances.

Completed

- \$64,411 collected, thus far

Next Steps

- Continue progressive strategies to collect over payments
- Continued outreach and education efforts with owners



BOARD MEMO



TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 12/9/2025
AGENDA ITEM: 7b
SUBJECT: Real Estate Development Update

AUTHOR: Christina Stokes-Johnson
Director
DEPARTMENT: Real Estate Development
MEMO DATE: 12/3/2025

Executive Summary

Staff will provide an overview of real estate development activities.

Recommendation

None at this time.



Real Estate Development Update

December 9, 2025



Agenda

- Homeownership Sales Update
- Davu Village

BOARD MEMO



TO:	Boards of Commissioners	AUTHOR:	Nicole Diaz
FROM:	Tyrone Roderick Williams, CEO		Director of Finance & Accounting
MEETING DATE:	12/9/2025	DEPARTMENT:	Finance & Accounting
AGENDA ITEM:	8a	MEMO DATE:	12/3/2025
SUBJECT:	Adoption of the 2026 Agency Operations and Housing Assistance Payments Budgets		

Executive Summary

The purpose of the memo is to update the Board of Commissioners on the Agency’s final draft 2026 Housing Assistance Payments and Operating budget.

Recommendation

It is recommended that the Boards of Commissioners adopt the 2026 Agency Operating & Housing Assistance Payment Budgets.

RESOLUTION



RESOLUTION NO. _____

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

**RESOLUTION ADOPTING THE 2026 HOUSING AUTHORITY ANNUAL OPERATING BUDGET
AND THE 2026 HOUSING ASSISTANCE PAYMENTS BUDGET**

WHEREAS, the Annual Operating Budget and the Housing Assistance Payments Budget for the Fresno Housing Authority for the fiscal year beginning January 1, 2026 and ending December 31, 2026 has been presented for adoption before the Board of Commissioners of the Housing Authority of the City of Fresno at its open public meeting on December 9, 2025; and

WHEREAS, the Annual Operating Budget as presented for adoption reflects total revenues of \$45,193,030 and total expenses of \$45,188,179; and

WHEREAS, the Housing Assistance Payments Budget as presented for adoption reflects total revenues of \$145,150,600 and potential use of HCV reserves of approximately \$354,479 and total expenses of \$145,397,027; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno adopt the Annual Operating Budget and the Housing Assistance Payments Budget beginning on January 1, 2026 and ending on December 31, 2026.

PASSED AND ADOPTED THIS 9th day of December 2025. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

RESOLUTION



RESOLUTION NO. _____

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

**RESOLUTION ADOPTING THE 2026 HOUSING AUTHORITY ANNUAL OPERATING BUDGET
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AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners



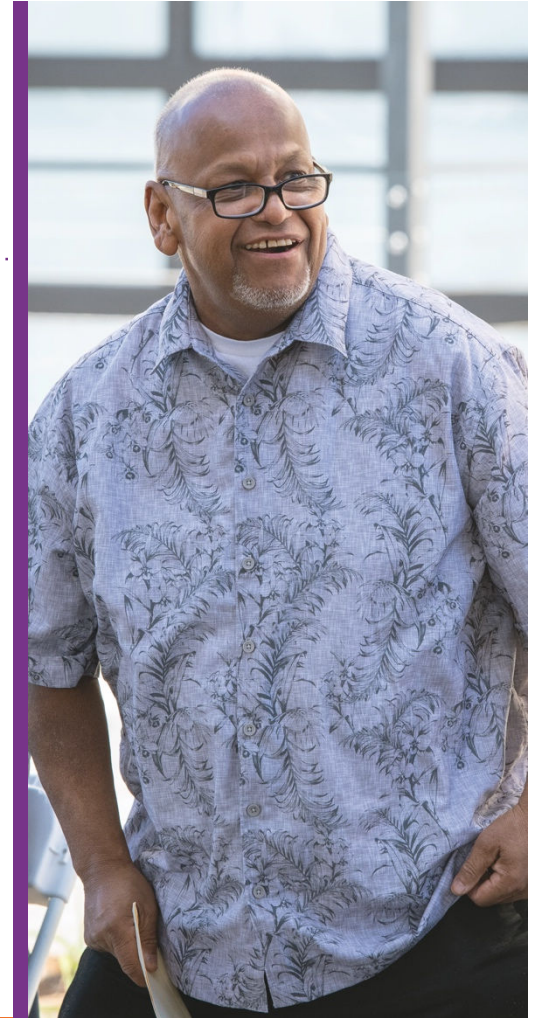
Adoption of 2026 Housing Assistance Payment & Operating Budget

December 9, 2025

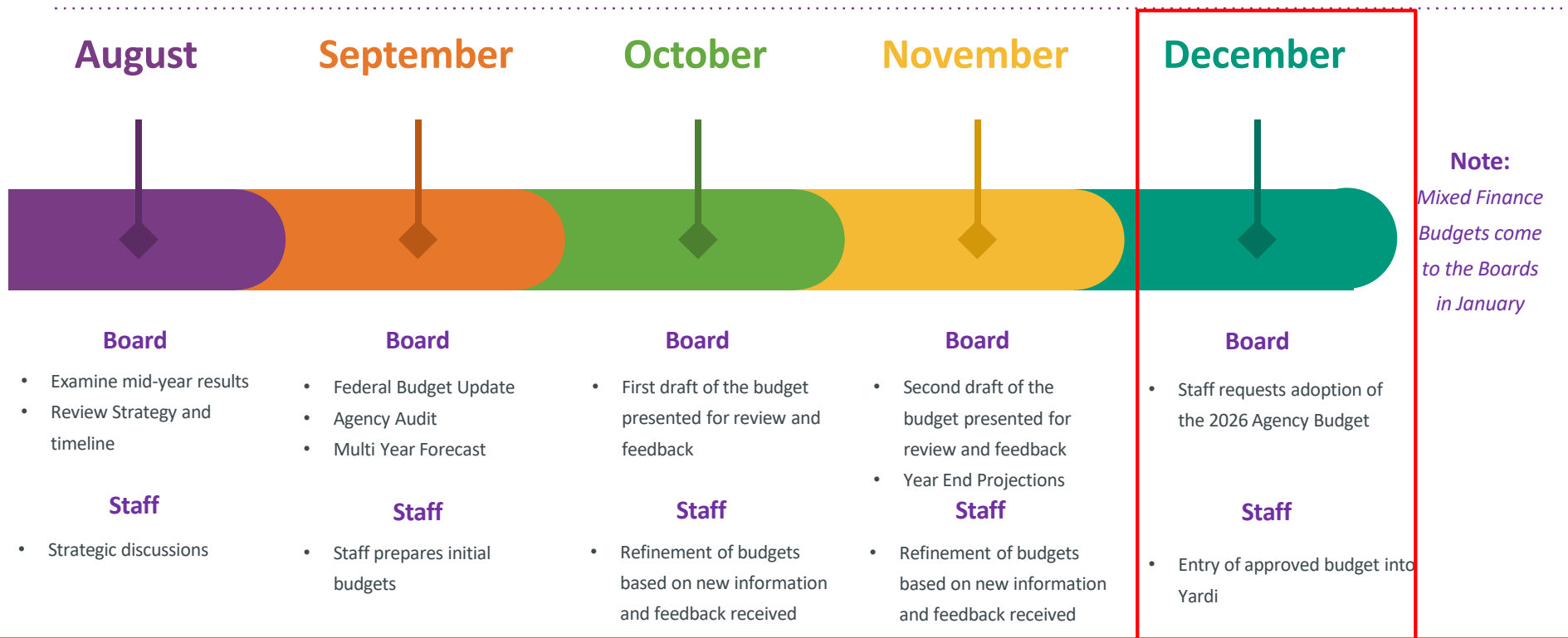


Agenda

- Reminder: Budget Development Timeline
- Final Draft 2026 Housing Assistance Payment & Operating Budgets



2026 Budget Development Timeline



2026 Operating Budget – Final Draft

	Total 2026 Budget						
	Core/Admin	Real Estate Development	Housing Choice Voucher	Resident Empowerment	Homeless Initiatives	Housing Management	Total 2026 Budget
NET TENANT INCOME	180,000	1,196,832	-	-	-	9,487,136	10,863,968
TOTAL INTEREST INCOME	29,730	270,120	2,001	422	149	4,457	306,880
TOTAL OTHER INCOME	96,000	505,561	-	693,767	290,840	285,703	1,871,871
TOTAL ADMIN & MANAGEMENT FEE INCOME	10,481,483	-	-	-	-	-	10,481,483
TOTAL DEVELOPER FEE INCOME	-	4,368,502	-	-	-	-	4,368,502
TOTAL HUD GRANT INCOME	-	-	11,589,556	74,662	706,604	3,836,237	16,207,059
TOTAL OTHER GRANT INCOME	-	-	-	-	135,000	958,266	1,093,266
TOTAL INCOME	10,787,214	6,341,015	11,591,557	768,851	1,132,593	14,571,800	45,193,030
TOTAL PAYROLL EXPENSES	8,318,395	2,210,726	7,154,011	831,580	382,777	2,876,067	21,773,555
TOTAL ADMINISTRATIVE EXPENSES	3,800,754	1,214,755	5,208,278	178,475	219,667	2,185,183	12,807,111
TOTAL TENANT SERVICES EXPENSES	-	11,478	-	10,000	420,700	110,143	552,321
TOTAL UTILITY EXPENSES	325,146	224,895	-	-	-	2,241,925	2,791,967
TOTAL MAINTENANCE EXPENSES	761,874	337,824	17,000	200	-	2,878,736	3,995,634
TOTAL TAXES & INSURANCE EXPENSES	21,679	207,335	-	-	-	1,152,031	1,381,044
TOTAL EXPENSES	13,227,848	4,207,012	12,379,289	1,020,255	1,023,144	11,444,085	43,301,631
NET OPERATING INCOME	(2,440,634)	2,134,003	(787,731)	(251,404)	109,449	3,127,715	1,891,398
TOTAL NON-OPERATING EXPENSES	165,462	371,362	-	-	-	1,224,724	1,761,548
TOTAL 115 TRUST CONTRIBUTION	-	-	-	-	-	125,000	125,000
NET INCOME	(2,606,096)	1,762,641	(787,731)	(251,404)	109,449	1,777,991	4,850
HCV RESERVE			354,479				354,479
UNRESTRICTED NET INCOME	(2,606,096)	1,762,641	(433,252)	(251,404)	-	1,563,451	35,340

2026 Housing Assistance Payment (HAP) Estimate

Program	Total HAP Revenue	Total HAP Expenses	Shortfall
HCV	145,150,600	145,397,027	-246,427

- There is currently no approval Federal Budget for 2026
- This HAP Budget assumes 100% proration with 0% inflation
- Having no inflation factor is unusual, and may change once an approved federal budget exists

Staff requests approval of the 2026 Agency Operating & HAP Budget