



2025 Annual Plan

Housing Authority of Fresno County

CA028

B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Significant amendment/modification due to HOTMA final rule PIH 2023-27 issued February 2, 2024, and HOTMA Federal Register issued May 7, 2024.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>See Attachment 1.</p>
B.2	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>See Attachment 2</p>
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

<p>B.5</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>See Attachment 3.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>B.8</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<p>C.1</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See Attachment 3.</p>

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan. All PHAs must complete this section.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” ([24 CFR §903.7](#))

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#)) Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. ([24 CFR §903.7\(e\)](#))

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)](#)) A description of: **1)** Any programs relating to services and amenities provided or offered to assisted families; and **2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. ([24 CFR §903.7\(l\)](#))

Safety and Crime Prevention. Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. ([24 CFR §903.7\(m\)](#)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs

provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

Hope VI or Choice Neighborhoods. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Mixed Finance Modernization or Development. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.503) (24 CFR 903.7(b))

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.505) (24 CFR 903.7(b))

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21](#). (24 CFR §903.7(e))

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. (24 CFR §903.7(b))

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Civil Rights Certification. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

B.5 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.6 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

B.7 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

B.8 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." (24 CFR §903.9)

C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

C.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form- 50075.2 approved by HUD on XX/XX/XXXX."

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 9.2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Attachment 1 - PHA Plan Elements

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

Housing Needs for Families on the Public Housing Interest List - County of Fresno (CA024)

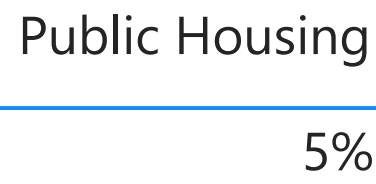
Updated: 7/2024

Total Applicants

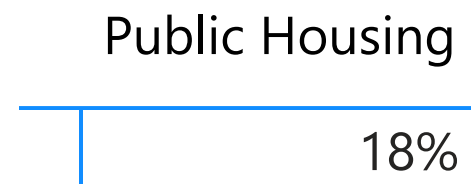
Public Housing

5696

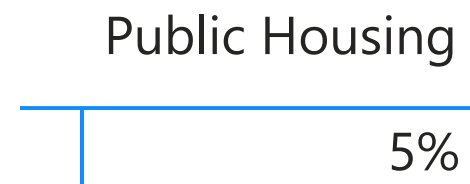
Percent Elderly



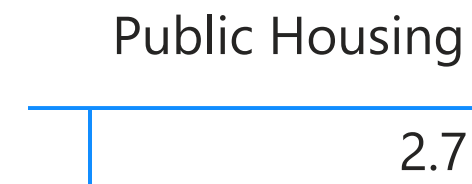
Percent Disabled



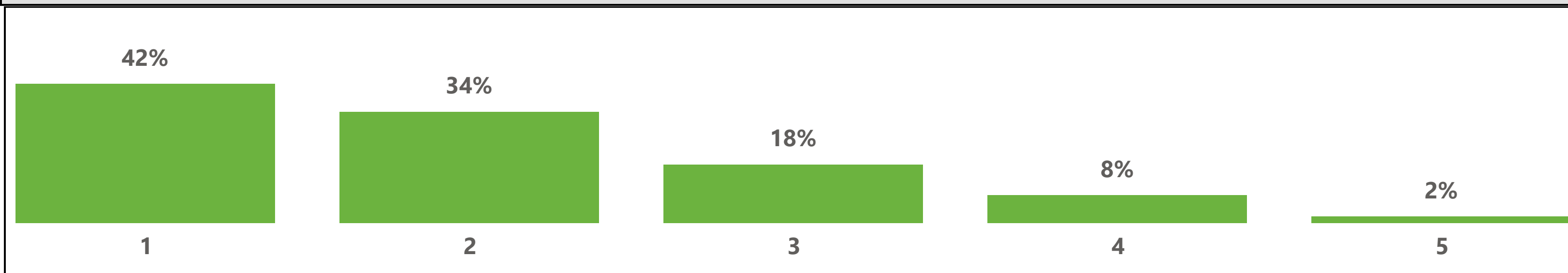
Percent Veteran



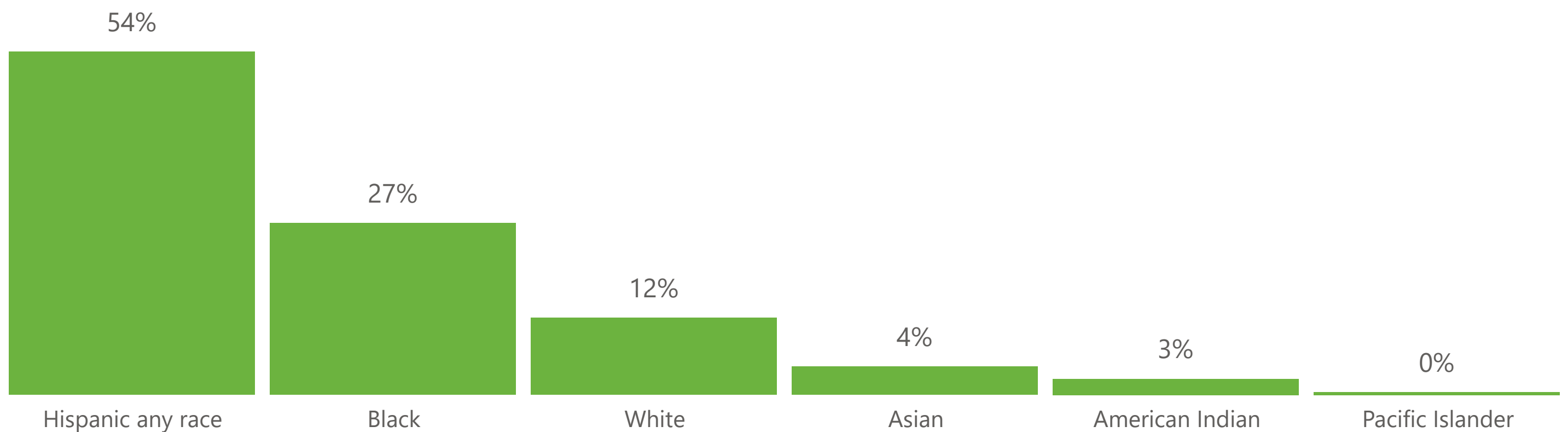
Average Family Size



Bedroom Size



Race and Ethnicity



Family Size	Extremely Low	Very Low	Low	Above Income Limits
1	34%	52%	36%	44%
2	20%	24%	22%	20%
3	16%	14%	18%	16%
4	12%	9%	10%	9%
5	8%	1%	8%	6%
6	5%	1%	4%	2%
7	2%	0%	1%	3%
8+	2%		1%	1%

Notes:

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

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

Updated: 7/2024

Total Applicants

Voucher

26,736

Percent Elderly

Voucher

8%

Percent Disabled

Voucher

20%

Percent Veteran

Voucher

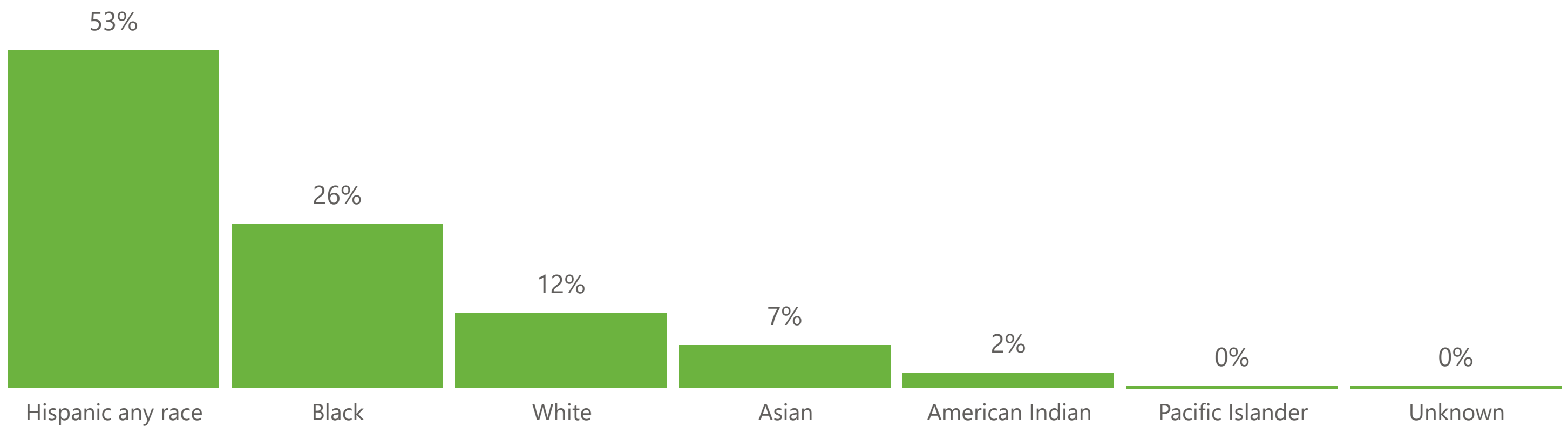
3%

Average Family Size

Voucher

2.2

Race and Ethnicity



Family Size 1 Extremely Low 2 Very Low 3 Low 4 Above Income Limits

Family Size	1 Extremely Low	2 Very Low	3 Low	4 Above Income Limits
1	47%	56%	42%	48%
2	19%	22%	22%	23%
3	14%	13%	17%	12%
4	10%	7%	9%	9%
5	6%	1%	6%	4%
6	3%	1%	2%	1%
7	1%	0%	1%	1%
8+	1%		0%	1%

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

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

Deconcentration Policy:

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

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

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

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

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

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

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

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

See attached "Proposed Summary of Changes 2025 Admissions and Continued Occupancy Policy (ACOP)"

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

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

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

Significant Change

N/A

Staff Recommendation – Blue

Chapter 6

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

Chapter 7

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

Chapter 9

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

Chapter16

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

Required Changes – Green

Required Changes-HOTMA

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

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

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

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

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

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

Some notable reforms in the HOTMA Final Rule include:

Payment Standards.

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

Project-Based Voucher Selection and Development Activity.

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

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

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

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

HQS Inspections.

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

Other Changes

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

Financial Resources:

CA028		
Sources	Estimated/Planned \$	Planned Uses
Public Housing Operating Fund	2,419,593	Operating Expense of Public Housing Units
Public Housing Capital Fund	1,674,770	70% Capital Needs; 20% AMP Operations; 10% Admin
HCV Tenant Based Housing Assistance Payments (HAP)	59,132,634	HCV HAP
HCV Admin Fees	5,311,427	HCV Program Administration Expenses
HCV Family Self Sufficiency Grant	66,837	HCV Family Self Sufficiency
Public Housing Dwelling Rents	2,201,978	Operating Expense of Public Housing Units
Resident Services	392,850	Resident Services for Assisted Families
Non-Federal Developer Fees	1,293,215	Non-Federal revenue earned from Development Activities to support activities not fully funded by other sources

Attachment 2 – New Activities

Mixed Finance Modernization or Development

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

Marcelli Terrace

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

Schedule:

03/2025- Tax Credit Application
12/2025- Construction Start
02/2027- Construction Completion

Caruthers Commons

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

Schedule:

03/2025- Tax Credit Application
12/2025- Construction Start
12/2026- Construction Completion

Firebaugh RAD

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

Schedule:

03/2025- Tax Credit Application
12/2025- Construction Start
02/2027- Construction Completion

Del Rey Family Housing

The proposed development would consist of the new construction of up to 125 multifamily and 45 single family units on vacant land located on Jefferson Avenue in Del Rey, CA. The project may include a RAD transfer of assistance from existing public housing units in Del Rey.

Schedule:

03/2025 Tax Credit Application
12/2025 Construction Start
03/2027 Construction Completion

Pinedale RAD

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

Schedule:

03/2025 Tax Credit Application
12/2025 Construction Start
03/2027 Construction Completion

Kingsburg Development

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

Schedule:

03/2025- Tax Credit Application
12/2025- Construction Start
03/2027- Construction Completion

Selma Development

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

Schedule:

03/2025- Tax Credit Application
12/2025- Construction Start
03/2027- Construction Completion

DeSoto Gardens RAD

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

Schedule:

03/2025- Tax Credit Application
12/2025- Construction Start
03/2027- Construction Completion

Cordillera Commons Apartments Phase I

The proposed development is located in the City of San Joaquin. HAFC's vision for the project consists of 50-80 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

03/2025- Tax Credit Application
12/2025- Construction Start
03/2027- Construction Completion

Parkside Huron

The proposed development is located in the City of Huron. HAFC's vision for the project consists of substantial rehab of 50 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit. There is also the potential sale of the property being discussed.

Schedule:

03/2025- Tax Credit Application
12/2025- Construction Start
03/2027- Construction Completion

Firebaugh La Joya Commons

The proposed development is located in the City of Firebaugh. HAFC's vision for the project consists of the demolition of 34 units and the new construction of up to 68 units of family housing. The project may utilize up to 67 project-based vouchers.

Schedule:

07/2022 Tax Credit Application
06/2023 Construction Start
09/2025 Construction Completion

Firebaugh La Joya Commons Phase II

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

Schedule:

07/2025- Tax Credit Application
06/2026 -Construction Start
09/2028- Construction Completion

Orange Cove Senior Housing Development

The proposed development is in the City of Firebaugh. HAFC's vision for the project consists of new construction of up to 40-50 affordable, very-low to low-income senior housing apartments that would be located above a commercial ground floor space. The project would have 1 manager's unit. This project may utilize up to fifty (50) project-based voucher or a RAD transfer of assistance.

Schedule:

07/2025- Tax Credit Application
06/2026 -Construction Start
09/2028- Construction Completion

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

County AMP 2

Del Rey Complex (30 Units)
Laton Apartments (20 Units)

County AMP 3

Sunset Terrace I (20 Units)

County AMP 5

Huron Apartments (20 Units)
Cazares Terrace I (24 Units)

County AMP 6

Taylor Terrace (27 Units)
San Joaquin Apartments (20 Units)

Demolition and/or Disposition

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

One or more of properties may also be submitted for the traditional Demo/Dispo program rather than through the Rental Assistance Demonstration program.

2025 Potential Applications:

County AMP 1

Pinedale Apartments I & II (57 Units)

Desoto Gardens (40 Units)

Marcelli Terrace (24 Units)

County AMP 2

Del Rey Complex (30 Units)

Laton Apartments (20 Units)

County AMP 3

Sunset Terrace I (20 Units)

County AMP 4

Mendoza Terrace (44 Units)

Mendoza Terrace II (29 Units)

Firebaugh Elderly (30 Units)

Cardella Courts (32 Units)

County AMP 5

Cazares Terrace I (24 Units)

County AMP 6

Taylor Terrace (27 Units)

San Joaquin Apartments (20 Units)

Homes under Homeownership Opportunities Program:

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

Conversion of Public Housing to Project-Based Assistance under RAD

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

2025 Potential Funding Applications:

County AMP 1

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

County AMP 2

Del Rey Complex (30 Units)
Laton Apartments (20 Units)

County AMP 3

Sunset Terrace I (20 Units)

County AMP 4

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

County AMP 5

Cazares Terrace I (24 Units)

County AMP 6

Taylor Terrace (27 Units)
San Joaquin Apartments (20 Units)

County AMP 7

Granada Commons (16 Units)

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

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

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

- All current households in good standing at RAD sites will, upon conversion, have a right to return after any temporary relocation necessary to facilitate rehabilitation or construction.
- Tenant rent increases purely as a result of conversion and that exceed the greater of 10% or \$25 greater will be phased in over a 3-year period, which may extend to 5 years in accordance with HUD requirements.
- Tenants who currently participate in the ROSS-SC and FSS programs may continue to participate.
- Any tenants who currently receive the earned income disregard (EID) will continue to be eligible for it until the earlier to occur of: the tenant receiving the EID exclusion undergoes a break in employment or ceases to use the EID exclusion, or the EID exclusion expires. No other tenants at the RAD site may receive the EID. Tenants whose EID ceases or expires after conversion shall not be subject to the rent-phase in; rather, the rent will automatically adjust to the appropriate rent level based upon tenant income at that time.
- The Housing Authority and Owner will continue to recognize and fund legitimate residents' organizations.
- Tenants will be afforded the procedural rights consistent with section 6 of the U.S. Housing Act of 1937, as amended, and as interpreted by HUD in the RAD Notice PIH-2012-32, REV-3, including termination notification and a grievance process. Those procedural rights will be incorporated into the House Rules for the RAD conversion sites.
- Tenants of RAD conversion sites may move with tenant-based rental assistance on or after the later to occur of: (a) 24 months from date of execution of the RAD HAP or (b) 24 months after the move-in date. Notwithstanding this choice-mobility right, the Housing Authority will not provide, in any year, more than one-third of its turnover vouchers to the residents of its RAD projects and no more than 15% of the households in a RAD project may move under the choice-mobility option in a given year.
- Any residents in place at the time of conversion to PBRA, as well as newly admitted residents, the owner may not process a termination of assistance if the Total Tenant Payment (TTP) (i.e., 30% of adjusted gross income paid toward rents and utilities) exceeds the contract rent plus any utility

allowance. Instead, the owner must charge a tenant rent that is the lesser of 30% of the household adjusted income, less the utility allowance in the contract with the tenant retaining all rights under the Model PBRA Lease.

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

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

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

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

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

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

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

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

Establishment of a new site-based waiting list. Applicants on the current site-based wait-list will be notified of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on the project-specific waiting list for the projects that will have a transfer of

assistance shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list.

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

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

The Fresno Housing Authority will also be contributing Capital Funds in the amount of \$1,609,512.

Non-Smoking Policy

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

Project-Based Vouchers

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

Project Based Vouchers (PBV's) provided by the RAD Program are to be utilized at a number of developments either in traditional Low-Income Housing Tax Credit (LIHTC) developments or through the U.S Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program. The number and location of PBV's proposed for 2024 are broken down as follows:

County AMP 1

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

County AMP 2

Del Rey Complex (30 Units)
Laton Apartments (20 Units)

County AMP 3

Sunset Terrace I (20 Units)

County AMP 4

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

County AMP 5

Helsem Terrace (40 Units)
Biola Apartments (12 Units)

County AMP 6

Taylor Terrace (27 Units)
San Joaquin Apartments (20 Units)
Cazares Terrace I (24 Units)

Schedule:

03/01/2025 & 07/01/2025 Tax Credit Applications
07/01/2025 & 10/01/2025 Tax Credit Award
12/01/2025 & 03/01/2026 Construction Starts
12/01/2026 & 03/01/2027 Construction Completions

Marcelli Terrace

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

Schedule:

- 03/2025 Tax Credit Application
- 12/2025 Construction Start
- 02/2027 Construction Completion

Firebaugh RAD

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

Schedule:

- 03/2025- Tax Credit Application
- 12/2025- Construction Start
- 03/2027- Construction Completion

Del Rey Family Housing

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

Schedule:

- 03/2025- Tax Credit Application
- 12/2025- Construction Start
- 03/2027- Construction Completion

Parkside Huron

The proposed development is located in the City of Huron. HAFc's vision for the project consists of substantial rehab of 50 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit. There is also the potential sale of the property being discussed

Schedule:

- 03/2025- Tax Credit Application
- 12/2025- Construction Start
- 03/2027- Construction Completion

Pinedale RAD

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

Schedule:

03/2025- Tax Credit Application
12/2025- Construction Start
03/2027- Construction Completion

DeSoto Gardens RAD

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

Schedule:

03/2025- Tax Credit Application
12/2025- Construction Start
03/2027- Construction Completion

Cordillera Commons Apartments Phase I

The proposed development is located in the City of San Joaquin. HAFC's vision for the project consists of 50-80 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit. We propose substantial rehabilitation and/or new construction. The project may include a RAD transfer of assistance from existing public housing in San Joaquin.

Schedule:

03/2025- Tax Credit Application
12/2025- Construction Start
03/2027- Construction Completion

Firebaugh La Joya Commons Phase I

The proposed development is located in the City of Firebaugh. HAFC's vision for the project consists of the demolition of 34 units and the new construction of up to 68 units of family housing. The project may utilize up to 67 project-based vouchers.

Schedule:

07/2023- Tax Credit Application
06/2024- Construction Start
09/2025- Construction Completion

Firebaugh La Joya Commons Phase II

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

Schedule:

07/2025- Tax Credit Application
06/2026- Construction Start
09/2028- Construction Completion

Orange Cove Senior Housing Development

The proposed development is in the City of Firebaugh. HAFC's vision for the project consists of new construction of up to 40-50 affordable, very-low to low-income senior housing apartments that would be located above a commercial ground floor space. The project would have 1 manager's unit. This project may utilize up to fifty (50) project-based voucher or a RAD transfer of assistance.

Schedule:

07/2025- Tax Credit Application
06/2026 -Construction Start
09/2028- Construction Completion

Kingsburg Development

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

Schedule:

03/2025- Tax Credit Application
12/2025- Construction Start
03/2027- Construction Completion

Selma Development

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

Schedule:

03/2025- Tax Credit Application
12/2025- Construction Start
03/2027- Construction Completion

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

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

Attachment 3 – Mission & Goals

To move our vision forward over the past five years, Fresno Housing has focused on four broad strategic areas, which support the organization’s mission: to create vibrant communities throughout Fresno County through quality housing (place), engaged residents (people), broad support (public), and effective collaboration (partnership). To accomplish our mission, the Fresno Housing Authority will focus on four primary strategies:

- Develop and maintain quality affordable housing for low-income residents throughout Fresno,
- Design, implement, and sustain exceptional programs that invest in residents and program participants to become self-sufficient through an array of educational, economic and health-related platforms,
- Lead, encourage, and build partnerships with local, regional and national organizations to promote policies that build community; that increase and enhance affordable housing option; and that provide programs that reflect and support the needs of housing participants,
- Generate public will to address the housing needs of low-income households in Fresno by contributing to effective national and statewide advocacy efforts and by leading local and regional programs that educate and encourage residents to have a voice in housing and civic issues.

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

PLACE

Develop and expand the availability of quality affordable housing options throughout the city and county of Fresno by growing and preserving appropriate residential assets and increasing housing opportunities for low-income residents.

2023 Progress Update:

1. Created a robust, balanced pipeline for development activities that appropriately responds to the needs of the low-income residents of Fresno County. When evaluating development opportunities, factor the following Board priorities:
 - a. Mixed income and mixed use housing that promotes economically diverse neighborhoods and accommodates projected growth
 - b. A balance of new construction and renovation
 - c. Create community infrastructure, including community buildings, resource centers, and EnVision Centers if viable
 - d. Invest in existing and new neighborhoods
 - e. Rural communities, with limited economic catalysts

- f. Prudent, financial transactions that promote long-term financial stability for the Agency; including, but not limited to utilizing innovative tools that could include tax credits, opportunity zones, and new avenues for state funding
 - g. Collaboration with CDC's, non-profits, faith-based and other neighborhood groups
 - h. Require thoughtful design that encourages healthy living for families
 - i. Promote the reduction of water and energy consumption at properties
2. Support efforts to reduce homelessness across the community. The Agency has utilized various resources, including local, state, and federal funding to provide both interim and permanent housing for persons experiencing homelessness.

2023 Progress Update:

Utilizing state Homekey funding, the Agency has provided over 400 beds of emergency shelter and transitional housing for both individuals and families with children; utilizing federal resources.

3. Consider how to best partner with the Southwest Fresno community regarding neighborhood development and investment.

2023 Progress Update:

The Agency has been recognized by the U.S. Department of Housing and Urban Development (HUD) with the Choice Neighborhoods Planning Grant (CAN) for the Southwest Fresno area. The grant is being utilized to transform Southwest Fresno into mixed-income communities, featuring high-quality affordable housing, safe streets, and quality educational opportunities. In 2022 and 2023, the Agency concentrated on community activities related to the CAN. In 2024, a formal partnership was established with the City of Fresno. This partnership resulted in the creation of a collaborative CAN committee, where high-level city officials and the CEO of Fresno Housing, Tyrone Roderick Williams, work together to achieve the goals of the grant.

4. Collaborate with property owners, neighborhood groups, Community Development Corporations (CDCs), and other partners to enhance the quality of rental stock across the county and provide a greater range of options for residents with vouchers. Programs should focus on property owner outreach, support and education, in addition to targeting housing options in areas of opportunity.

2023 Progress Update:

- Throughout the year, the Housing Choice Department of the Agency has organized numerous meets and greet sessions with landlords who are not yet part of our program. The aim of these sessions is to provide them with information on setting initial rents, selecting tenants, becoming a participating landlord, and addressing any concerns they may have about the voucher program. A significant part of these discussions also revolves around payment standards and determining reasonable rents.

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In addition to these sessions, we continue to engage with landlords on a one-on-one basis, investing in relationship building and leveraging partnerships to increase their involvement. We believe in designing for success and empowering landlords to become part of our community. We are on our way to sparking a change and igniting a new way of thinking about landlord participation.

5. Support efforts outlined in the DRIVE initiative. Specifically, the Permanent Affordable Housing mission, which includes the goal to overcome barriers to equitable, affordable housing by creating, renovating, and ensuring sustainable access to high-quality, affordable housing units and vouchers through a combination of innovative financing tools and supports.

2023 Progress Update:

Fresno Housing collaborated with our D.R.I.V.E partners for a large-scale 2023, event called, Just Action. Fresno Housing, Leadership Counsel for Justice and Accountability, Southwest Fresno Development Corporation, & Fresno DRIVE will be hosting JUST ACTION: A community convening highlighting how local community groups can begin to redress the wrongs of segregation. Just Action is a follow-up and outlines strategies for how to redress the segregationist practices outlined in The Color of Law. The event took place on May 30th, 2023 with hundreds of stakeholders involved who participated either in person or virtually.

6. Work towards incorporating diversity, equity and inclusion in the workforce, workplace, and marketplace. The Agency hopes to bring engagement from people of all diverse perspectives, identities, and life experiences. One of the Agency's goals is to engage and encounter people in a welcoming environment where belonging, inclusivity, and equity are part of the broader scope of diversity that elevates the Fresno Community. The mission of the Fresno Housing Authority is to promote equity excellence through:
 - a. Increasing the power and influence of diversity through an increase in representation of multiple dimensions of diversity across the agency's **workforce**.
 - b. Elevate the importance of Fresno Housing's **workplace** culture of inclusion and belonging through intentional metrics of accountability.
 - c. Use diversity, equity, and equity progress and outcomes to impact and support vibrant communities throughout Fresno County's **marketplace**.

2023 Progress Update:

In 2023, the Chief Diversity Officer collaborated with the newly appointed Chief Housing Choice Voucher Program Officer to increase outreach opportunities for potential interest lists and participants. This was in relation to the opening of the "wait/interest list" for the Housing Choice Voucher program. Through a collaborative effort with the HCV leadership team, we developed a

communication plan and conducted outreach, volunteer training, and engagement with both large and small CBOs and community partners. Our goal was to enhance the knowledge base surrounding the Voucher program.

PEOPLE

Respect community needs and knowledge – by listening, learning, and researching – and respond to issues compassionately, intelligently, and intentionally – by developing exceptional programs based on shared experiences.

1. Create and promote resident experiences that influence key outcomes around health, wage progression, and education. Share outcomes with the Boards and others on a quarterly basis to increase awareness of the positive impacts of quality housing.
2. Create opportunities to promote upward economic mobility and wage progression using data, policy updates and refined systems of support for residents. Develop a specific pilot program encompassing some of the following areas: resident mobility, wage progression/section 3, and home ownership.
3. Consider expanding engagement with residents by utilizing neighborhood conversation pilots to promote involvement and opportunities for resident leadership.
4. Establish policies and practices that reduce the likelihood of crime and promote resident safety.

2023 Progress Update (Summary 'People' 1-4 above):

- In 2023, our Resident Empowerment Staff and Property Management leadership team shared monthly and quarterly updates with the community and board members around impacts programmatic efforts and improvements around programming engagement. Fresno Housing (FH) is committed to empowering residents to lead healthy, happy lives and thrive through educational and economic opportunities. Our work focuses on transforming communities by developing high-quality, affordable housing with enhanced services. We have broadened our impact in the housing development industry by preparing low-to-moderate income (LMI) individuals and families, including BIPOC, veterans, people with physical, mental or neurological disabilities, LGBTQ, and others, for homeownership.
- Historically, Fresno's low-income families have faced financial and systemic barriers to homeownership. These include limited access to financial resources such as down-payment assistance, escrow fees, and mortgage pre-approval, a lack of quality, affordable housing in redlined communities, and a lack of other supports. Our Pathways program aims to overcome these barriers by preparing a pipeline of LMI families, currently receiving housing assistance on HUD housing programs, to be mortgage-ready. The Pathways framework is designed to provide

a basic homeownership education and counseling curriculum, along with additional navigation and non-technical support services for LMI families.

- These services, aimed at increasing family success, include credit counseling, credit repair workshops, financial education, down payment assistance workshops and referrals, and the "Close the Gap" program. This program, in partnership with several banks, provides financial assistance for escrow and down payment costs. A housing navigator is also available to provide non-technical support, coaching, and relevant referrals up to post-home purchase. The success of the Pathways program is defined as an income-qualifying family (50%-80% AMI) becoming mortgage-ready. Pathways serves families in cohorts of no more than 30 individuals or families, providing customized case management services and referrals to track and ensure success.

Furthermore, Pathways to Homeownership serves as the pre-homeownership program for LMI families seeking to purchase one of the 33 single-family homes being developed in Southwest Fresno – Heritage Estates. Developed by Fresno Housing, Heritage Estates requires all families to receive HUD-approved homeownership education, with access to additional services as needed. To evaluate and measure the impact of this program, Fresno Housing, in collaboration with our partners, ensures that our assessments and evaluations are ongoing, thorough, and equitable. We use a variety of tools to measure, manage, and analyze baseline data collected from the "Interest List" phase. This data includes demographic information such as race, ethnicity, annual gross income, household size, age, primary language, accessibility needs, current housing type and status, and other critical information. Pilot programs are essential for the Fresno Housing leadership concerning our residents. One of the many pilots that we created in 2023, was a Resident Programming Board, specifically and smaller and engaged sites. Our goal and objective within these pilots were to increase resident participation and empower residents to steward their community events and help residents engage with other residents on a variety of topics related to health and wellness, education, workforce development, and community engagement. Fresno Housing continues to engage un regular safety updates, not only related to our Partnership with the Fresno Police Department, but also focusing on structural safety elements such as increased cameras, lighting, and regularly engaging in feedback with residents regarding safety initiatives.

PUBLIC

Build support for housing as a key component of vibrant, sustainable communities through public information, engagement, and advocacy that promotes affordable housing and supports the advancement of Fresno's low-income residents.

Build support for housing as a key component of vibrant, sustainable communities through public information, engagement, and advocacy that promotes high quality affordable housing and supports the advancement of Fresno's low-income residents.

1. Create ongoing conversations with city officials to seek opportunities to support economic development and facilitate a better understanding of Housing Authority benefits, priorities and opportunities

2023 Progress Update:

Fresno Housing and the City of Fresno has entered into a grant agreement where the City of Fresno allocated 1 million in ARPA funding towards a Voucher Incentive Program (VIP). The program is aimed to assist voucher holder families to successfully lease up by encouraging landlords to participate in the HCV program AND provide funding resources for the voucher holder families in rental fee assistance.

- New landlords
- Returning Landlords
- New units in high opportunity areas
- Lease in place incentives
- Vacancy loss payments
- Deposit assistance
- Rent fee assistance

As of December of 2023, two-hundred and six (206) households have been successfully leased up utilizing VIP funds, ninety-nine (99) new units comprised of single-family and multi-family units have been added and thirteen (41) new landlords are now participating in the Housing Choice Voucher program.

Fresno Housing has embarked on a significant project called West Fresno CAN. The West Fresno CAN planning effort, reflects the vision, lived-experience, and dedication of hundreds of voices, centered around three overarching goals:

- A connected, vibrant, safe neighborhood for all
- Residents are healthy, happy and thriving
- Community partnerships, assets and momentum are leveraged.

Fresno Housing seeks to continue its efforts to collaborate with community stakeholders and residents to realize a transformed southwest Fresno community for all.

2. Enhance general understanding of the breadth and scope of the work of the Fresno Housing Authority through additional involvement and presence at community events Conduct an annual community survey to evaluate trends and identify strategic opportunities. The first-year survey would establish a baseline and trends would be established over time.

2022 Progress Update

- The strategic planning process was a joint endeavor involving several organizations, including the FH, Faith in the Valley, Radical Possibilities CoLab, the Central Valley Housing Data Repository at Fresno State, and UC Merced’s HOPe Lab. This was not a superficial collaboration, but a profound

one that began with the creation of an ad hoc team and extended to partnerships with both institutional and grassroots community-based organizations.

- Our approach was comprehensive and robust, involving a series of highly interactive participatory workshops, or gallery walks, held during evenings and weekends. This was done to ensure maximum participation from Fresno Housing stakeholders and to guarantee that a diverse range of voices were heard and considered. We organized 12 gallery walks across five cities in Fresno County, engaging 1500 stakeholders and receiving nearly 2000 individual comments and pieces of feedback.
- These gallery walks were conducted in both English and Spanish to ensure inclusivity across ethnicity, gender, age, ability, and family status. In addition to these walks, FH utilized Thought Exchange to gather thousands of inputs. Our guiding question throughout this process was: How can we engage with Fresno Housing stakeholders in an equitable, fun, meaningful, and impactful way?
- Our guiding principles served as our North Star, directing how we interacted with each other and with stakeholders during the data collection, analysis, and action planning phases. Each gallery walk was a two-hour event held in the evening or on the weekend. Posters were available in digital format in both English and Spanish to accommodate monolingual English or Spanish speakers, and bilingual facilitators were present at all gallery walks.

Our primary research question was: What do Fresno Housing stakeholders, including existing and prospective residents/participants, staff, board members, and community partners, want to see the Fresno Housing Agency prioritize over the next 5+ years? We conducted a three-day participatory data analysis process, which provided a significant opportunity for inclusive and transparent data interpretation. This process helped us identify relevant and contextually informed themes that we could transform into strategic priorities, objectives, and action steps.

3. Expand the current communication plan to highlight stories centered on residents' services and economic success for neighborhoods and families

2023 Progress Update:

The Office of Communication, developed our 2nd annual Community Report (Annual Plan) distributed community wide ranging from external partners, community members and residents. Additionally, we expanded our newsletter reach to impact thousands of readers and grow our subscription. The Office of Communications has developed a robust outreach and marketing

framework to better reach our community partners, families, residents, and additional stakeholders.

4. Utilize public platforms such as an updated website and social media to engage all stakeholders as well as inform and celebrate accomplishments through stories, events, and photos.

2023 Progress Update:

In 2023, Fresno Housing welcomed a new Communications Manager and inaugurated a revamped Communications office. One of their first major projects was a comprehensive overhaul of our website, one of our most influential communication tools. They focused on enhancing both the large-scale design and the messaging delivery system. The improvements were based on a communication framework that prioritized accessibility and engagement with specific information.

PARTNERSHIP

Collaborate to strengthen the Housing Authority's ability to address the challenges facing Fresno communities.

1. Monitor and track community events to expand engagement opportunities for the Housing Authority through various avenues, including participation with event booths if appropriate.

2023 Progress Update:

- Through our innovative software, Apricot, and specialized data dashboards, we are now able to gather detailed statistics regarding participation in large programs and events. We also monitor the frequency of lobby visits to gain a deeper understanding of the needs of the community, families, and participants utilizing our services.

Furthermore, we have initiated the tracking of our involvement and engagement in external community events. This allows us to better comprehend our impact and to measure where our time and resources are being allocated.

2. Where possible, ensure any Memorandum of Understanding language with partners incorporates expectations about collecting and reporting outcomes for residents.

2023 Progress Update:

- Fresno Housing is actively pursuing a revitalized collaboration with the Fresno Unified School District partners. Our primary focus is to gain a deeper understanding of how to cater to the needs of Fresno Housing residents and FUSD students who are part of our family units and household heads. We are currently examining a comprehensive and recently established data sharing agreement, with the aspiration to have this agreement operational within the next year.

We are hopeful that this partnership will ignite a spark within our community, designing a path for success for our residents. We believe it's time to take off the table any barriers that may hinder progress and set our residents on their way to reach their aspirational goals. Our focus is on empowering families, providing them with a sense of home and hope.

3. Engage the community and other key agencies in discussions to facilitate quality planning for the Southwest Fresno community.

2023 Progress Update:

- Fresno Housing has embarked on a significant project known as West Fresno CAN. This project is a testament to the vision, lived-experience, and dedication of hundreds of voices, all centered around three overarching goals: creating a connected, vibrant, safe neighborhood for all; ensuring residents are healthy, happy, and thriving; and leveraging community partnerships, assets, and momentum.
- The next steps for this project are multifaceted and require a collaborative effort. The first step is to adopt the West Fresno CAN Plan, followed by providing a letter of support for the section 18 disposition of public housing sites such as Sierra Plaza, Sierra Terrace, Desoto Gardens I & II, and Fairview Heights.
- Fresno Housing also seeks to be a co-applicant for the Choice Neighborhood (CN) Implementation Grant and pledges CDBG funding in support of the application, a mandatory requirement of the grant. The organization is committed to funding administrative support for the assessment, remediation, and cleanup of Hyde Park, and targeting CDGB funding to homeowners and business owners for façade improvements within the CAN boundary.
- Investing in targeted Homeownership Counseling Programs is also a priority, to ensure interested neighborhood and public housing residents are prioritized for new units in the pipeline. The implementation of the housing component of the plan is estimated to cost well over \$230M, and Fresno Housing is seeking commitment from The City of Fresno for this funding, which will be needed over a span of 6+ years.
- Other steps include identifying funding for associated infrastructure costs, estimated at \$3M, committing funding and resources to the Transit Hub at Triangle, and completing improvements on California Avenue. Fresno Housing also plans to enforce antidumping and community cleanup measures, confirm the approval of the Airport land use master plan by the FAA, and commit to the Choice Neighborhood Application.
- The organization also seeks support for zoning changes, approval of the Airport Overlay Master Plan, and funding for Hyde Park Cleanup, existing homeowners, and infrastructure, residential construction, and neighborhood improvements. Identifying key leads at the City and the Mayor's

office and planning a visit to Sacramento to see the impact of Choice Neighborhood investments are also part of the next steps.

4. Fresno Housing believes that housing is more than just a structure, it's more than just building bricks & mortar. It's about designing for success, sparking hope, and igniting a better way for families. It's about opening doors to opportunity, empowering residents, and helping them thrive. It's about creating a future where everyone can dream again and move forward with hope. Revisit relationship and collaboration opportunities with Fresno Housing affiliate Fresno Housing Education Corps (Ed Corps) to expand and promote positive educational outcomes for resident youth.

2023 Progress Update:

- In 2022, the executives at Fresno Housing identified a need for additional financial resources to support resident programs. They embarked on a strategic planning process, guided by principles of diversity, equity, and inclusion, with the aim of enhancing resident economic mobility. In April 2023, Fresno Housing collaborated with a consulting team led by Walker Community Ventures, LLC, which included The Rios Company, Joint Opportunities, and YTR Consulting, to execute the strategic planning process.
- Fresno Housing demonstrated an unprecedented level of commitment to reimagining, rebranding, and relaunching the Foundation to better serve its residents. Over a period of 10 months, the staff and consulting team met weekly to undertake the challenging tasks of reorganization, planning, research, needs analysis, data collection, and the development of new strategic goals. This was all accomplished while maintaining their regular job responsibilities. This process led to a deeper understanding of the tasks that need to be accomplished in the coming years to sustain the momentum.
- Stakeholders involved in this process included the Board of Directors for Beyond Housing Foundation, the Fresno Housing Board of Commissioners, executive and senior leadership, staff from various divisions, residents, community education and workforce-related organization partners, and funders. The consistent and inspiring support for this initiative has fostered a sense of hope and expectation among all stakeholder groups, who are eager to collaborate and shape a better future.
- The planning team reviewed documents, drafted policies and procedures, interviewed board members and staff, researched best practices, conducted a community needs assessment, and held focus groups with unemployed residents or those seeking new jobs. They also interviewed funders to assess awareness and eligibility.

The team scrutinized the operations and functions of the Resident Empowerment Department, which currently coordinates services but does not provide direct services to residents. Furthermore, the planning team explored the concept, definition, and history of the Agency's family self-sufficiency program. They compared it to other FSS programs, considered national models, evaluated challenges with the current program, and proposed strategies for revitalizing the program and supporting its goals to reduce dependence on welfare assistance and rental subsidies.

Additional outcomes have been hiring an Executive Director for the Foundation, rebranding the former, EdCorp name which is now the "Beyond Housing Foundation", and recruiting new and diverse foundation board members.

5. Articulate intentional Partnership engagement opportunities.

2023 Progress Update:

- In Autumn 2023, Fresno Housing made a historic stride by initiating and hosting its inaugural Partnership Convening conference. This event brought together a diverse array of external agency partners, including the Fresno Unified School District, the City Mayor of Sanger, Every Neighborhood Partnership, The Children's Movement Advocacy Group, and over 50 other organizations, community-based groups, and non-profits.
- The conference was a testament to the relentless efforts of the Fresno Housing staff and leadership in making a significant difference in the realm of affordable housing. Our mission is not only to expand housing options but also to create opportunities for residents and enhance their quality of life.
- As we continue to evolve and adapt to the changing landscape of affordable housing in Fresno, we are committed to improving the lives of our families and communities. This conference was an invitation to our trusted partners to engage with our leadership team and help us identify key priorities for our collaborative work.
- The objectives of the meeting were to strengthen partnerships, share best practices, address housing availability, and develop a shared vision. We aimed to gain a clear understanding of each other's goals, objectives, and priorities, and to devise actionable strategies for building relationships to further community impact. We also sought a commitment to ongoing collaboration and communication to better serve our community.

- The conference was a spark that ignited a new era of collaboration and partnership. It was an intervention that opened up another way to address the challenges faced by our rural residents, who often feel isolated from urban resources. We discussed potential initiatives and areas of opportunities to collaborate.

The Partnership Convening was a pivotal moment in Fresno Housing's history, marking the beginning of a journey towards a better future. It was a testament to our commitment to opening up new opportunities, igniting hope, and helping our communities thrive. We look forward to continuing this journey with our partners, as we work together to build a brighter future for Fresno.

6. Work to develop additional partnerships that prioritize positive health outcomes for residents.

2023 Progress Update

- In 2023, Fresno Housing hired a VISTA intern for our American Heart Association program to help educate and engage with residents of all ages concerning heart and health related measures.

7. Work with Fresno's Anti-displacement Task Force to reduce or prevent displacement in the community.

2023 Progress Update:

Our CEO and Executive Team serves in variety of roles related to anti-displacement for the community. In 2023, our Property Management leadership worked to analysis date around displacements and continues to remain a high priority for the agency.

8. Collaborate with the City of Fresno in utilizing Project Homekey Funds. Acquired and converted four motels in the City of Fresno for shelter and affordable housing.

2023 Progress Update:

Our Homelessness initiatives Department are still key leaders and partners in the community on addressing these issues.

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 06/03/2024

Approved By: GREENE, TODD

Part I: Summary						
PHA Name : Housing Authority of Fresno County			Locality (City/County & State)			
PHA Number: CA028			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	AUTHORITY-WIDE	\$744,341.00	\$745,420.00	\$745,420.00	\$745,420.00	\$745,420.00
	PINEDALE COMPLEX (CA028000001)	\$200,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
	SANGER ELDERLY/WEDGEWOOD (CA028000002)	\$72,000.00	\$153,000.00	\$153,000.00	\$153,000.00	\$153,000.00
	PARLIER COMPLEX (CA028000003)	\$124,515.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
	MENDOZA TERRACE-FIREBAUGH (CA028000004)	\$370,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00
	MENDOTA SCATTERED SITES (CA028000005)	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
	CAZARES TERRACE-HURON (CA028000006)	\$300,000.00	\$277,632.00	\$277,632.00	\$277,632.00	\$277,632.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$744,341.00
ID0204	Operations(Operations (1406))	Operations		\$372,171.00
ID0205	Management Improvements(Management Improvement (1408)-Staff Training)	Management Improvements		\$186,085.00
ID0206	Administration(Administration (1410)-Other)	Administration		\$186,085.00
	PINEDALE COMPLEX (CA028000001)			\$200,000.00
ID0207	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$200,000.00
	SANGER ELDERLY/WEDGEWOOD (CA028000002)			\$72,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0208	Camera(Non-Dwelling Interior (1480)-Security)	Camera		\$7,000.00
ID0281	Asphalt(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Repair Seal/Stripe		\$40,000.00
ID0282	Wrought Iron (Non-Dwelling Site Work (1480)-Fence Painting)	Wrought Iron repair and paint		\$25,000.00
	PARLIER COMPLEX (CA028000003)			\$124,515.00
ID0209	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$50,000.00
ID0284	Lighting(Non-Dwelling Site Work (1480)-Lighting)	Lighting		\$25,000.00
ID0285	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Roof Replacement		\$44,515.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0286	Camera(Non-Dwelling Interior (1480)-Security)	Camera		\$5,000.00
	MENDOZA TERRACE-FIREBAUGH (CA028000004)			\$370,000.00
ID0210	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$100,000.00
ID0213	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		\$220,000.00
ID0283	Playground(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Addition		\$50,000.00
	MENDOTA SCATTERED SITES (CA028000005)			\$50,000.00
ID0211	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$745,420.00
ID0230	Operations(Operations (1406))	Operations		\$335,210.00
ID0231	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		\$167,605.00
ID0232	Administration(Administration (1410)-Other)	Administration		\$167,605.00
ID0242	Fees & Costs(Contract Administration (1480)-Other)	Fees & Costs		\$75,000.00
	PINEDALE COMPLEX (CA028000001)			\$100,000.00
ID0233	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SANGER ELDERLY/WEDGEWOOD (CA028000002)			\$153,000.00
ID0272	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$25,000.00
ID0277	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		\$128,000.00
	PARLIER COMPLEX (CA028000003)			\$50,000.00
ID0273	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$50,000.00
	MENDOZA TERRACE-FIREBAUGH (CA028000004)			\$300,000.00
ID0274	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$100,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$372,171.00
Management Improvements(Management Improvement (1408)-Staff Training)	\$186,085.00
Administration(Administration (1410)-Other)	\$186,085.00
Subtotal of Estimated Cost	\$744,341.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$335,210.00
Management Improvements(Management Improvement (1408)-Other)	\$167,605.00
Administration(Administration (1410)-Other)	\$167,605.00
Fees & Costs(Contract Administration (1480)-Other)	\$75,000.00
Subtotal of Estimated Cost	\$745,420.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$335,210.00
Management Improvements(Management Improvement (1408)-Other)	\$167,605.00
Administration(Administration (1410)-Other)	\$167,605.00
Fees & Costs(Contract Administration (1480)-Other)	\$75,000.00
Subtotal of Estimated Cost	\$745,420.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$335,210.00
Management Improvements(Management Improvement (1408)-Other)	\$167,605.00
Administration(Administration (1410)-Other)	\$167,605.00
Fees & Costs(Contract Administration (1480)-Other)	\$75,000.00
Subtotal of Estimated Cost	\$745,420.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$335,210.00
Management Improvements(Management Improvement (1408)-Other)	\$167,605.00
Administration(Administration (1410)-Other)	\$167,605.00
Fees & Costs(Contract Administration (1480)-Other)	\$75,000.00
Subtotal of Estimated Cost	\$745,420.00

Attachment 4 – Other Documents and/or Certifications

Meeting Minutes

**Resident Advisory Boards (RAB) of the
City & County Public Housing Program**

Wednesday, August 07, 2024

5:30 P.M.

The Resident Advisory Board (RAB) for the Public Housing (LIPH) program held a meeting on Wednesday, August 7th, 2024, via Zoom and in-person at the office located at 1260 Fulton Street 2nd Floor, Fresno, CA 93721, 2195 S Maud Street Fresno, CA 93706 (Fairview Heights complex), 440 S Modoc Street Fresno, CA 93706 (Sequoia Courts), 1238 “P” Street Firebaugh, CA 93622 (Rios Villas complex), 1445 Peach Street Selma, Ca 93662 (Cueva De Oso complex), 14570 W. California Ave, Kerman CA, 93630 (Granada Commons), and 36307 Fresno St, Huron CA 93234 (Corazon Del Valle Commons).

1. The meeting was called to order by Stephanie Moreira at 5:30p.m. The staff and members present in person and virtual were as follows:

PRESENT: Public Housing RAB Members

Olga Arauz, LIPH Resident (In-Person)
Ruby Yanez, LIPH Resident (In-Person)
Maryilyn Valdez, LIPH Resident (In-Person)
Rosalinda Guy, LIPH Resident (In-Person)

Non-RAB member Residents

Lucy Aracuz, LIPH Resident (In-Person)
Noel Yanez, LIPH Resident (In-Person)
Yuli Ortiz, LIPH Resident (In-Person)
Joel Mendez, LIPH Resident (In-Person)
Mona Garcia, LIPH Resident (In-Person)
Alcaria Varela, LIPH Resident (In-Person)
Lizbeth Jimenez, LIPH Resident (In-Person)
Lizet Guzman, LIPH Resident (In-Person)
Clara Silvestre LIPH Resident (In-Person)
Susan Noonkester, LIPH Resident (In-Person)
Israel Trevino, LIPH Resident (In-Person)
Jennifer Gallardo. LIPH Resident (In-Person)
Sandra Robinson, LIPH Resident (In-Person)
Geneve Barraza, LIPH Resident (In-Person)
Noe Jimenez, LIPH Resident (In-Person)

ABSENT: **Public Housing RAB Members**

Shana Dillard
Michelle Lockhart
Madison Wallace

Also in attendance were the following Property Management Employees:

1260 Fulton Street 2nd Floor, Fresno CA 9321

Hilda Reeves, Assistant Director of Property Operations (In-Person)
Stephanie Moreira, Compliance Manager (In-Person)
Monique Ortega, Compliance Coordinator (In-Person)
Erika Valiente, District Manager (In-Person)
Joseph Martinez, Information Technology Support (In-Person)
Edgar Rodriguez, Senior Systems Administrator (In-Person)

2195 S Maud Street Fresno, CA 93706 (Fairview Heights)

Luwam Tesfamichael, Area Manager
Elizabeth Lopez-Sierra, Property Specialist II

440 S Modoc Street Fresno, CA 93706 (Sequoia Courts),

Romana Campos, Area Manager
Josue Contreras, Maintenance Technician

1238 “P” Street Firebaugh, CA 93622 (Rios Villas complex)

Angela Dundore, Area Manager
Brandon Nickel, Property Specialist II
Josefina Valenzuela, Property Specialist II

1445 Peach Street Selma, Ca 93662 (Cueva De Oso complex)

Tracy Navarro, Senior Manager
Roseann Dominquez, Property Specialist II

14570 W. California Ave, Kerman CA, 93630 (Granada Commons)

Alicia Navarro, Property Specialist II

36307 Fresno St, Huron CA 93234 (Corazon Del Valle Commons)

Christina Gallgos-Property Specialist II

2. Presentation:

1. Ms. Moreira thanked everyone for attending and explained the role of the RAB members and how their feedback is used to govern our Public Housing Program policies.
2. Ms. Moreira went through the summary of changes.

3. Ms. Valiente interpreted the meeting in Spanish.

3. Questions OR Feedback

*Clarifying questions about Housing Opportunity Through Modernization Act (HOTMA).

4. Adjournment

There being no further business to be considered by the RAB members and Fresno Housing staff, the meeting was adjourned at approximately 6:30 p.m.

Meeting Minutes
Resident Advisory Board of the
City & County Housing Choice Voucher Program

Thursday, August 8, 2024

5:00 p.m.

Housing Choice Voucher staff met with the Resident Advisory Board on Thursday, August 8, 2024 at 5 pm at Parc Grove Commons.

Staff in Attendance: Aurora Ibarra, Yolanda Keiser, Melissa Ortiz, Brenda Smith, Sam Ramos, Corey Brooks, Kelly Sullivan, Lesley Verret, Geneva Williams, Rafael Torres, Florinda Holguin, Debora Granum.

21 HCV/PBV Residents in attendance: Angelina Salcido, Crystal Phillips, Danielle Fraijo, Delilah Castaneda, Edgar Portillo, Esmeralda Torres, Fouzia Cary, Jesse Keys, Johnny Gonzalez, Kathleen Harrison, Kathleen Westfield, Keaudjee Leavy, Kyle Mukai, Michelle Manning, Ramnetta Carter, Ruth Herrera, Samera Vaca-Robles, Tiffanie Ernest, Tyrone Jackson-Jordan, Valerie Torres-Ortega, Wilena Wallace.

Residents were broken up into 6 discussion groups lead by HCV staff. Printouts of the presented Power Point were provided to each resident to write their questions and comments after each slide was presented by Melissa Ortiz.

Public Comments:

Slide Topic: HUD 9886-A form

Public Comment:

- More easy to just sign once the change occurs, rather than annually.
- It should be twice per year.

Slide Topic: Screening Standards- Lifetime Sex Offenders

Public Comment:

- I completely agree with the FH stance on such a sensitive issue. I really like Yolanda's comment on the subject about one not knowing the exact criteria on the different tiers.
- I think that anyone that has a sex crime on children + rape should be automatic denial.
- I agree that this is a reasonable standard.
- This gives plenty room for individual circumstances before reaching Tier 3- Lifetime Registry. I believe it stands as fair w/ plenty of opportunity for individual circumstances. I believe it gives more than enough room for consideration of circumstances.
- They should eliminate tiers 2 & 3. Tier 1 should be carefully done by mental health specialists and psychological evaluation.

RAB Meeting Minutes

Action Minutes: 8.8.24

Adopted:

- Does Housing make sure there isn't sex offenders in communities where children live? If not, that should be something Housing Authority look over.
- No changes.
- I feel that any charges that include children and/or foul play I feel that the applicant should be denied.
- Special Fresno Auth housing units built specifically for those w/ criminal backgrounds including sex offenders. Similar to half-way houses & rehabs to keep communities free of unwanted offenders who have a voucher.

Slide Topic: Background Checks

Public Comment:

- Yes, I believe FH should wait out the outcome of the judgement.
- Depending on the crime if its either violent or drug felony crime should be denied.
- Deny I think.
- Wait on the outcome of the judgement.
- Deny the applicant's assistance w/o prejudice.
- I say wait on the judgement.
- Wait on outcome of judgement.
- They should wait for judgement. Depending on the crime committed and other criteria.
- During background check, Housing should screen for sex offenders and inform them to not find a home where children live. Special Housing/building is where they should reside.
- Traffic registration F.T.A took care of it, was unaware.
- What if the applicant court case is considered pending for 2+, 3+ years?

Slide Topic: HOTMA

Public Comment:

- I'm excited to learn and see all the new implementations going forward.
- What's considered assets?
- Interest, learn about this. Can we find out or inquire with HUD.

Slide Topic: Calculating Income- HOTMA

Public Comment:

- This seems to work more accurately by going by known income of the previous 12 months, rather than estimating future expected income.
- Would disabled participants be subjected to the full portion of calculation or would the percentage be lowered due to disability?
- Savings- on top of your income.
- So when you start working and you report it during your annual but don't stay with the job long, how do they calculate your rent due?
- What happens if after the assumed income turns out to be less at the end of the year?

Slide Topic: De Minimis Errors HOTMA

Public Comment:

- I'm not sure I agree with the \$30 a month policy but I agree with the way its handled. I like the 30-day notice after the calculation.
- Good!
- Fair.
- I no longer have a contract. Do I need to give notice?

Slide Topic: Adjusted Income- deductions HOTMA

Public Comment:

- I like the increase that's always good.
- Excellent, helps to off-set change in health, medical deductions.
- Fair.

Slide Topic: Financial Hardship Exemptions HOTMA

Public Comment:

- This contradicts the rising prices & makes it harder to obtain necessary health needs.
- What about people with aggressive uterine cancer?

Slide Topic: Verification of Assets HOTMA

Public Comment:

- I think it should change.

Slide Topic: Interims- HOTMA:

Public Comment:

- Does this also require you to report if you worked extra hours during the holidays?
- I like it. I agree. Thank you Yolanda. Thank you HUD.
- Fair- Encourages prompt reporting of income changes.

Slide Topic: Effective Date of Changes- HOTMA

Public Comment:

- Fair

Slide Topic: Additions to Housing Quality Standards (HQS):

Public Comment:

- Require more time to inform households of when they will have an inspection.
- I like these new changes in policy.
- Excellent upgrade.
- Smoke alarm?

Slide Topic: Relocation Assistance

Public Comment:

- Should we use the money for the intended family? Can we use the money to port out of the county?
- I do agree with helping families with funds with moving if abated does take place. But also, I feel there should be money for families who have put in a 30 day notice to move but somehow the of the new property did not want to comply with HA. So therefore, a family has to leave their unit with no place to go. Can we at least have temporary housing for those that have been put in situations like that?
- I think that if we put money towards helping relocate + also what's left help others.
- Yes there should be qualifications and or good standing with the HA its hard and expensive out there so that good help should be earned.
- 2 & 3 are pretty reasonable for me. (2- Should the family be in program compliance, overall to be eligible for relocation assistance? 3-If abated funds are not used to assist a family either because they don't have a need or they are ineligible, should those funds go towards assisting other families?)
- Need more information. Guidelines needed. Tenant fault- no grounds for use of program.
- Excellent
- Should relocation assistance be provided to residents who have tenant-caused deficiencies? No
Should the family be in program compliance, overall to be eligible for relocation assistance? Yes
- Very fair- Keeps families from having to bear the entire moving costs due to owner's failure to comply with HA guidelines. This will help encourage owners to complete necessary repairs to pass inspection.
- Yes, this not only encourages landlords to do their part to comply with guidelines and HA rules, but helps keep families from feeling the brunt of their decisions. This would help keep families from desperately when it comes to the financial obligations of moving costs due to landlords non-compliance. Families too, should be in compliance on their end. Extra fundings should help other families.
- We should be able to look for a new home w/out putting a notice in. How long will I have to find a place if I put a 30 day, would it expire?
- Should relocation assistance be provided to residents who have tenant-caused deficiencies? Yes
to an extent, what was the deficiency?
Should the family be in program compliance, overall to be eligible for relocation assistance? If on the program, they should be allowed.

RAB Meeting Minutes

Action Minutes: 8.8.24

Adopted:

If abated funds are not used to assist a family either because they don't have a need or they are ineligible, should those funds go towards assisting other families? What makes them ineligible? The money should be returned to a greater pot for all families.

- For this program, yes money should be put/saved for the tenant app fees, moving deposit.
- Owner needs to repair how soon does the HA notify landlord, pot for tenants. Pay for relocation.
- I like relocation assistance program. I think it will help a lot of people, especially that have low income. Also, they should look at the history of the tenant and how much notice they give out for damages and whether or not they will help out.
- How will this benefit the tenant?

Slide Topic: Payment Standards

Public Comment:

- I like this new policy.
- This makes payments more applicable to the family's income.
- Re-analyze maximum amount- fair market
- My landlord just increased my rent so if the PS is more can the landlord re-increase before the next re-inspection?

Slide Topic: Subsidy Standards

Public Comment:

- I am single so I understand it is you decrease size of household from 3 to 2. I see it as you don't need all that space. So downsize or pay more rent.
- Keep it as you currently have it.
- New policy to reflect actual household size allows for more flexibility.
- Rent should not increase when a person moves out the home. It is likely that the income has decreased w/ the smaller family size and is left for a single-family household footing the bill for having a smaller house size.
- Living room should not be considered a room. Gender & age should be considered when it comes to rooms.
- More info.
- Keep old policy. I think it creates too much immediate required action. Too stressful for families.
- Who does the continual changes of family moving in and out effect this rule?

Slide Topic: Choice Mobility for PBV- Family Right to Move

Public Comment:

- FHA should also continue to help pay their portion of rent during a move up until the move-out date of the old place/address
- FHA should also help pay at least a portion if not all the separate rent expenses such as water/sewer/trash bills paid to owners. The same way they pay for it when its already included in the rent for other complexes. Its still part of rent even if its separate from the rental payment.
- Fair- gives all an opportunity to have an opportunity to look for housing using a voucher.

RAB Meeting Minutes

Action Minutes: 8.8.24

Adopted:

- We should be able to keep our voucher as long as we try to find a new home.
- More info
- How does HCV- Does this same rule apply to HCV tenant? Does a person that has HCV get extension if not able to find housing by the given notice to move?

Next meeting scheduled for September 5, 2024 5 pm at Parc Grove Commons.

Meeting Minutes

**Resident Advisory Boards (RAB) of the
City & County Public Housing Program**

Thursday, September 05, 2024

5:30 P.M.

The Resident Advisory Board (RAB) for the Public Housing (LIPH) program held a meeting on September 05, 2024, via Zoom and in-person at the office located at 1260 Fulton Street Aquarius Room, Fresno, CA 93721, 2195 S Maud Street Fresno, CA 93706 (Fairview Heights complex), 440 S Modoc Street Fresno, CA 93706 (Sequoia Courts), 1238 “P” Street Firebaugh, CA 93622 (Rios Villas complex), 1445 Peach Street Selma, Ca 93662 (Cueva De Oso complex), 14570 W. California Ave, Kerman CA, 93630 (Granada Commons), and 36307 Fresno St, Huron CA 93234 (Corazon Del Valle Commons).

1. The meeting was called to order by Stephanie Moreira at 5:30p.m. The staff and members present in person and virtual were as follows:

PRESENT: Public Housing RAB Members

Olga Arauz, LIPH Resident (In-Person)
Ruby Yanez, LIPH Resident (In-Person)
Maryilyn Valdez, LIPH Resident (In-Person)
Rosalinda Guy, LIPH Resident (In-Person)

Non-RAB member Residents

Mona Garcia, LIPH Resident (In-Person)
Nicole Gomez (In-Person)
Cynthia Wilcox (In-Person)
Lilly Graham (In-Person)
Angelita Medellin (In-Person)
Alcaria Varela, LIPH Resident (In-Person)
Jennifer Gallardo. LIPH Resident (In-Person)
Geneve Barraza, LIPH Resident (In-Person)

ABSENT: Public Housing RAB Members

Shana Dillard
Michelle Lockhart
Madison Wallace

Also in attendance were the following Property Management Employees:

1260 Fulton Street Aquarius Room Fresno CA 9321

Hilda Reeves, Assistant Director of Property Operations (Online)
Tracy Navarro, Senior Manager (Online)
Stephanie Moreira, Compliance Manager (In-Person)
Brittany Wiley, Compliance Analyst (In-Person)
Erika Valiente, District Manager (In-Person)

2195 S Maud Street Fresno, CA 93706 (Fairview Heights)

Luwam Tesfamichael, Area Manager

440 S Modoc Street Fresno, CA 93706 (Sequoia Courts)

Romana Campos, Area Manager

1238 "P" Street Firebaugh, CA 93622 (Rios Villas complex)

Brandon Nickel, Property Specialist II

1445 Peach Street Selma, Ca 93662 (Cueva De Oso complex)

Roseann Dominquez, Property Specialist II

14570 W. California Ave, Kerman CA, 93630 (Granada Commons)

Angela Dundore, Area Manager

36307 Fresno St, Huron CA 93234 (Corazon Del Valle Commons)

Christina Gallegos-Property Specialist II

2. Presentation:

1. Ms. Moreira thanked everyone for attending and explained the role of the RAB members and how their feedback is used to govern our Public Housing Program policies.
2. Ms. Moreira went through the summary of changes.
3. Ms. Valiente interpreted the meeting in Spanish.

3. Questions OR Feedback

*Clarifying question from staff regarding checking account statements changing from six months to 1 month.

*Clarifying question from staff regarding lottery payments being considered lump sum.

4. Adjournment

There being no further business to be considered by the RAB members and Fresno Housing staff, the meeting was adjourned at approximately 6:15 p.m.

Meeting Minutes
Resident Advisory Board of the
City & County Housing Choice Voucher Program

Thursday, September 5, 2024

5:00 p.m.

Housing Choice Voucher staff met with the Resident Advisory Board on Thursday, September 5, 2024 at 5 pm at Parc Grove Commons.

Staff in Attendance: Aurora Ibarra, Brandy Woodard, Yolanda Keiser, Melissa Ortiz, Christine Muro, Gracie Bachicha, Sergio Chavez-Soto, Brenda Smith, Kelly Sullivan, Lesley Verret, Geneva Williams, Rafael Torres, Debora Granum.

HCV/PBV Residents in attendance: Angelina Salcido, Crystal Phillips, Delilah Castaneda, Edgar Portillo, Esmeralda Torres, Jesse Keys, Kathleen Harrison, Kathleen Westfield, Keaudjee Leavy, Kyle Mukai, Ramnetta Carter, Ruth Herrera, Samera Vaca-Robles, Wilena Wallace.

Residents were broken up into discussion groups led by HCV staff. An updated Power Point presentation was presented to RAB members which included all Public Comments provided at the August RAB meeting. The comments were shared and discussed. There were no further Public Comments to record.

Comments received July 29, 2024 through September 12, 2024

Date of Comment	Method of Contact	Comment	FH Response
9/11/2024	Exchange	<p>Comment (Received Online) My name is _____ I been on the waiting list for a very long time I understand that there is a waiting list but just like many others we are not given a chance the people who violate and disregard the policies shouldn't be able to get a second chance let us have a chance</p>	<p>Thank you for contacting Fresno Housing. We value your feedback and appreciate your participation. Please note that any inquires unrelated to the 2025 Agency Plans will be forwarded to the appropriate department.</p>
9/11/20204	Exchange	<p>Comment (Received Online) I need house voucher. I been wait for 8-9 years to get one from you guys . Iam single mother of 4 precious kids of mine . We been homeless for 2-3 years since my passed away . Just need a stable home for them . Where they can call forever home</p>	<p>Thank you for contacting Fresno Housing. We value your feedback and appreciate your participation. Please note that any inquires unrelated to the 2025 Agency Plans will be forwarded to the appropriate department.</p>
9/6/2024	Exchange	<p>Comment (Received Online) I need to know who I talk to regarding wrongful termination of my assistance .my name is _____ I was not given a chance to correct my termination due to being homeless. I need immediate assistance .please can you help. My email is _____</p>	<p>Thank you for contacting Fresno Housing. We value your feedback and appreciate your participation. Please note that any inquires unrelated to the 2025 Agency Plans will be forwarded to the appropriate department.</p>
9/3/2024	Exchange	<p>Comment (Received Online) Looking for a 1 bedroom apartment with low cost</p>	<p>Thank you for contacting Fresno Housing. We value your feedback and appreciate your participation. Please note that any inquires unrelated to the 2025 Agency Plans will be forwarded to the appropriate department.</p>
8/31/2024	Exchange	<p>Comment (Received Online) Application</p>	<p>Thank you for contacting Fresno Housing. We Value your feedback and appreciate your participation. Please note that any inquires unrelated to the 2025 Agency Plans will be forwarded to the appropriate department.</p>
8/28/2024	Exchange	<p>Comment (Received Online) EAR HOUSINGS AVAILABLE FOR EMERGENCY</p>	<p>Thank you for contacting Fresno Housing. We Value your feedback and appreciate your participation. Please note that any inquires unrelated to the 2025 Agency Plans will be forwarded to the appropriate department.</p>

8/17/2024	Exchange	<p>Comment (Received Online) Hi good morning dear officer, i need help for housing or low income housing. I am a single mom and i have 3 kids. I really have a hard times right now.i have health issues, and also my income is only \$2000 before taxes. Thanks you</p>	Thank you for contacting Fresno Housing. We value your feedback and appreciate your participation. Please note that any inquires unrelated to the 2025 Agency Plans will be forwarded to the appropriate department.
8/16/2024	Exchange	<p>Comment (Received Online) Why is it complicated to do the housing online</p>	Thank you for contacting Fresno Housing. We value your feedback and appreciate your participation. Please note that any inquires unrelated to the 2025 Agency Plans will be forwarded to the appropriate department.
8/15/2024	Exchange	<p>Comment (Received Online) Most Rentals in Fresno are dumps! Landlords need to be trained to weatherize the units so PGE is not expensive! Large multi-units need to have security, fence and/or gate with passcode entry. Park place you've had three shooting & 1 murder, no reason for this! Put gates up, minimize threats! Majority of folks living on FHA properties are women & children they like safety, peace and quite!</p>	Thank you for contacting Fresno Housing. We Value your feedback and appreciate your participation. Please note that any inquires unrelated to the 2025 Agency Plans will be forwarded to the appropriate department.
8/14/2024	Exchange	<p>Comment (Received Online) I am a resident in a rehabilitation, when program is completed I will be homeless and out on the street withmy daughter. There needs to be more help for women and their men after rehabilitation to find permanent housing some of us going with our children and once rehabilitated it's hard to go back out to the streets in the stability which takes everyone back to the the same situations they were trying to get out of. I myself am currently on all section 8 listings and low income housing but once I finish this program my daughter and I are going to be homeless.</p>	Thank you for contacting Fresno Housing. We value your feedback and appreciate your participation. Please note that any inquires unrelated to the 2025 Agency Plans will be forwarded to the appropriate department.
8/11/2024	Exchange	<p>Comment (Received Online) I been typing to get in but is so hard to get though if one day I get a chance to get it's done and got in to the low income housing for real one day I'm still trying.</p>	Thank you for contacting Fresno Housing. We value your feedback and appreciate your participation. Please note that any inquires unrelated to the 2025 Agency Plans will be forwarded to the appropriate department.

8/10/2024	Exchange	<p>Comment (Received Online) I'm trying to help my brother get housing he is on SSI and needs a place to stay.</p>	Thank you for contacting Fresno Housing. We Value your feedback and appreciate your participation. Please note that any inquires unrelated to the 2025 Agency Plans will be forwarded to the appropriate department.
8/10/2024	Exchange	<p>Comment (Received Online) I'm home less looking for home just had new born baby my number is</p>	Thank you for contacting Fresno Housing. We value your feedback and appreciate your participation. Please note that any inquires unrelated to the 2025 Agency Plans will be forwarded to the appropriate department.
8/10/2024	Email	<p>Comment (Received by email) Hello my name is and I just had a newborn July 5th 2024 and also have a 4 year old daughter and 20 years old and in need of my own spot with my kids how would I apply for this , give me a call when you can my number is .hank you</p>	Thank you for contacting Fresno Housing. We Value your feedback and appreciate your participation. Please note that any inquires unrelated to the 2025 Agency Plans will be forwarded to the appropriate department.
8/7/2024	Exchange	<p>Comment (Received Online) I been on the waiting list for 2 years I been homeless for 2 years I have two kids I still sleep in my car</p>	Thank you for contacting Fresno Housing. We value your feedback and appreciate your participation. Please note that any inquires unrelated to the 2025 Agency Plans will be forwarded to the appropriate department.
8/4/2024	Email	<p>Comment (Received by email) Good morning my name is I have a question regarding the new apartments that are being built here in the city of Firebaugh CA. I believe they are The Joya Commons , or at least that is where the newly remodeled apartments are going to be at . I was wondering where do I need to go and apply for these apartments or when are the application process going to be open to apply for them . Hope to hear from you soon . My phone number is thank you and have a good day</p>	Thank you for contacting Fresno Housing. We value your feedback and appreciate your participation. Please note that any inquires unrelated to the 2025 Agency Plans will be forwarded to the appropriate department.
8/2/2024	Exchange	<p>Comment (Received Online) I wish to be on the Hud Housing Voucher waiting list for 7/2024. I live in a low-income senior facility. I am on the interest list from 7/2023. My rent is 1000. a month and increasing at \$100. a month a year. My is in the \$ 1600.a-month range. I need help Please. Please may I please be selected for the annual Hud Housing voucher for 2024?</p>	Thank you for contacting Fresno Housing. We value your feedback and appreciate your participation. Please note that any inquires unrelated to the 2025 Agency Plans will be forwarded to the appropriate department.

8/1/2024	Email	<p>Comment (Received by email) I need help getting into housing with me and my kids ASAP may I have the link to apply or if you can send me a package. My name is</p>	<p>Thank you for contacting Fresno Housing. We value your feedback and appreciate your participation. Please note that any inquires unrelated to the 2025 Agency Plans will be forwarded to the appropriate department.</p>
7/31/2024	Email	<p>Comment (Received by email) I need help with housing me my 3 daughter and my 2 son and girlfriend.</p>	<p>Thank you for contacting Fresno Housing. We value your feedback and appreciate your participation. Please note that any inquires unrelated to the 2025 Agency Plans will be forwarded to the appropriate department.</p>
7/30/2024	Exchange	<p>Comment (Received Online) Hi my name is [REDACTED] and I wanted to know about my application status the email I used for my application I no longer have that email and I can't login.</p>	<p>Thank you for contacting Fresno Housing. We value your feedback and appreciate your participation. Please note that any inquires unrelated to the 2025 Agency Plans will be forwarded to the appropriate department.</p>
7/29/2024	Exchange	<p>Comment (Received Online) I'm am homeless with my 2 small dogs and boyfriend</p>	<p>Thank you for contacting Fresno Housing. We value your feedback and appreciate your participation. Please note that any inquires unrelated to the 2025 Agency Plans will be forwarded to the appropriate department.</p>

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 3/31/2024
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Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, Steven E. White, the Director of Public Works certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the CA028 - Housing Authority of Fresno County is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the Fresno County pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The PHA Plan is consistent with Fresno County's Consolidated Plan, Specifically Sections NA-35 Public Housing, MA-25 and Assisted Housing and SP-50 Public Housing Accessibility and Involvement.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official:	Steven E. White	Title:	Director of Public Works
Signature:		Date:	<u>10/23/24</u>

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Form identification: CA028-Housing Authority of Fresno County form HUD-50077-SL (Form ID - 2016) printed by Stephanie Moreira in HUD Secure Systems/Public Housing Portal at 10/18/2024 06:21PM EST

**Certification of Compliance with PHA Plan
and Related Regulations
(Standard, Troubled, HCV-Only, and High
Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/2025, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair

housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

8. For PHA Plans that include a policy for site-based waiting lists:

- The PHA regularly submits required data to HUD's 50058 PIC/TMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
- Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).

9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.

11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.

16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.

18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.

19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

- 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
- 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
- 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of Fresno County

CA028

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2025

5-Year PHA Plan for Fiscal Years 2025 - 2029

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director MR Tyrone Williams		Name Board Chairman Cary Catalano	
<i>Tyrone Rodenick Williams</i> Signature	Date <i>10-22-2024</i>	<i>[Signature]</i> Signature	Date <i>10-22-24</i>

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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