2027 Annual Plan - DRAFT

Housing Authority of the City of Fresno

CA006

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

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

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

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

Definitions.

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

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

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

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

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

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

A.	**PHA Information.**
A.1	**PHA Name**: ______________________ **PHA Code**: ______________ **PHA Type**: ☐ Standard PHA ☐ Troubled PHA **PHA Plan for Fiscal Year Beginning**: (MM/YYYY): ____________ **PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) **Number of Public Housing (PH) Units** ___________ **Number of Housing Choice Vouchers (HCVs)** ____________ **Total Combined Units/Vouchers** ________________ ***311 Public Housing, 122 ACC/Tax Credit (2HOP)** **PHA Plan Submission Type**: ☐ Annual Submission ☐ Revised Annual Submission **Public Availability of Information.** In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.

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

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

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

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

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

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

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

B.2 **New Activities.**

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

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

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

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

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

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

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

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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 (24 CFR 903.4).

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 Number of HCVs, PHA Plan Submission Type**, and the **Public Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

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

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

B.1 Revision of Existing 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 and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists 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.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (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 maintaining 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)).

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☐ **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 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 (24 CFR 903.7(l)). Provide 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 subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS (24 CFR 903.7(l)).

☐ **Safety and Crime Prevention (VAWA).** 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)). Note: All coordination and activities must be consistent with federal civil rights obligations. 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 survivors of domestic violence, dating violence, sexual assault, or stalking; (**2**) Any activities, services, or programs provided or offered by a PHA that helps survivors 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 survivor 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(s)(2)(i)).

☐ **Significant Amendment/Modification**. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH 2019-23(HA), successor RAD Implementation Notices, or other RAD Notices.

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

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)).

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."

☐ **Choice Neighborhoods Grants.** **(1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and (**2)** A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: https://www.hud.gov/cn (Notice PIH 2011-47).

☐ **Modernization or Development (Conventional & Mixed-Finance).** **(1)** A description of any Public Housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and (**2)** A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. (See 24 CFR part 905 and guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4).

☐ **Demolition and/or Disposition.** With respect to public housing only, (1) describe any public housing development(s), or portion of a public housing development 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 approval under section 18 of the 1937 Act (42 U.S.C. 1437p); 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. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/ and 24 CFR 903.7(h).

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☐ **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, (**5**) the number of units affected and **(6)** expiration date of the designation of any HUD approved plan. **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 under the Voluntary or Mandatory Conversion programs.** Describe **(1)** 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 under Section 33; 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 the Special Applications Center (SAC) (https://www.hud.gov/sac) and 24 CFR 903.7(j).

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD).** 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 Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: https://www.hud.gov/RAD/library/notices.

☐ **Homeownership Programs**. A description of any Section 5h, Section 32, Section 8y, or 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)).

☐ **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 day 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-2021-35 (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 2021-35. (24 CFR 960.505) (24 CFR 903.7(b)) NOTE: All activities must be consistent with civil rights laws – including ensuring that it does not have a disparate impact on protected class groups based on race, color, religion, national origin, sex (including sexual orientation), familial status, and disability.

☐ **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 and Notice PIH-2017-03 (24 CFR 903.7(e)).

☐ **Project-Based Vouchers.** Describe any plans to use 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 24 CFR 983.55(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 (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

☐ **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 Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants).

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

B.3 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(s)(1)).

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 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)).

C. Other Document and/or Certification Requirements.

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C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on 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).

C.2 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.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 24 CFR 903.7(o)(1), and 903.15.

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

C.5 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. Include dates in the description and most recent revisions of these documents as attachments. 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).

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 5.64 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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

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

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

Updated: 6/2026

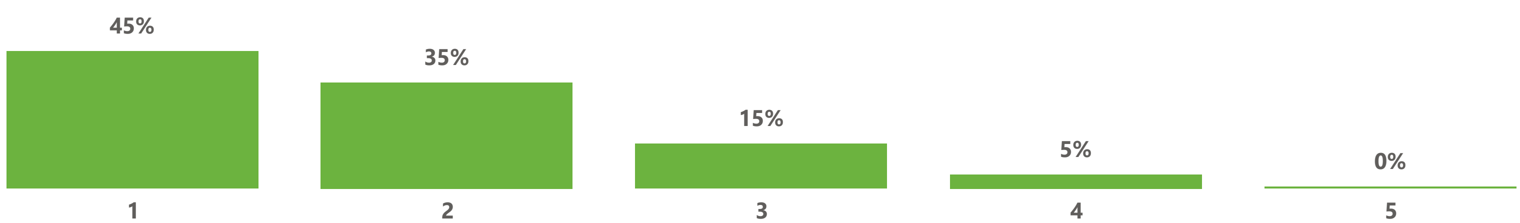
Total Applicants

Public Housing

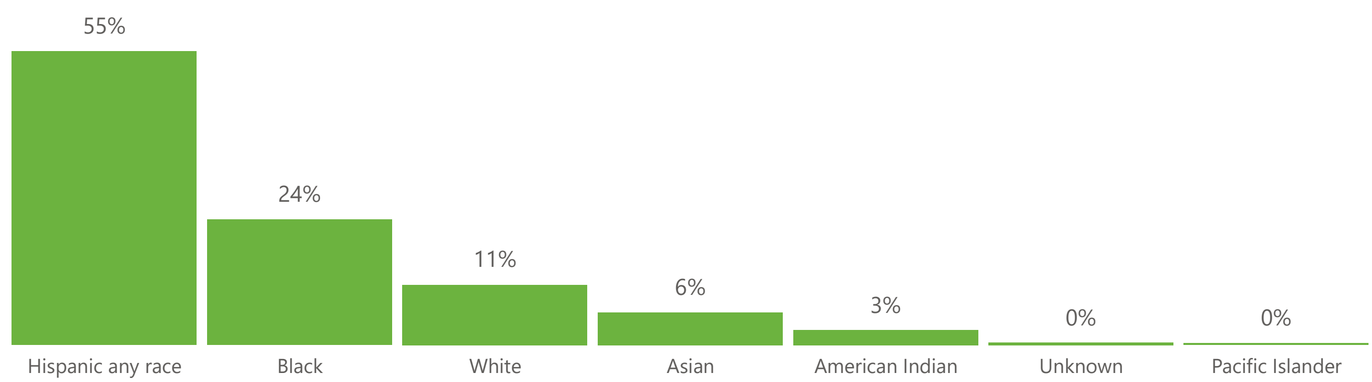
5194

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

Bedroom Size



Race and Ethnicity



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

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

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

Updated: 6/2026

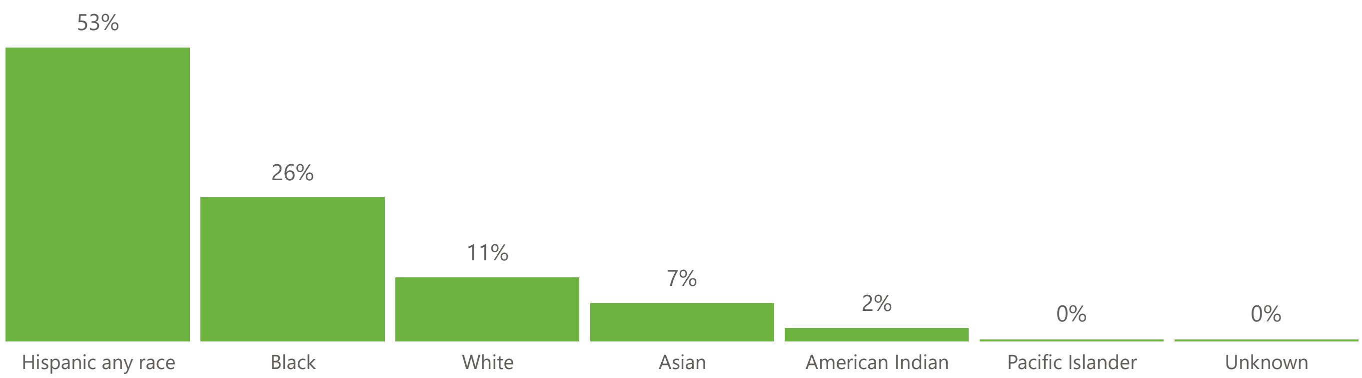
Total Applicants

Voucher

25,708

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

Race and Ethnicity



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

Notes:

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

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

Updated: 6/2026

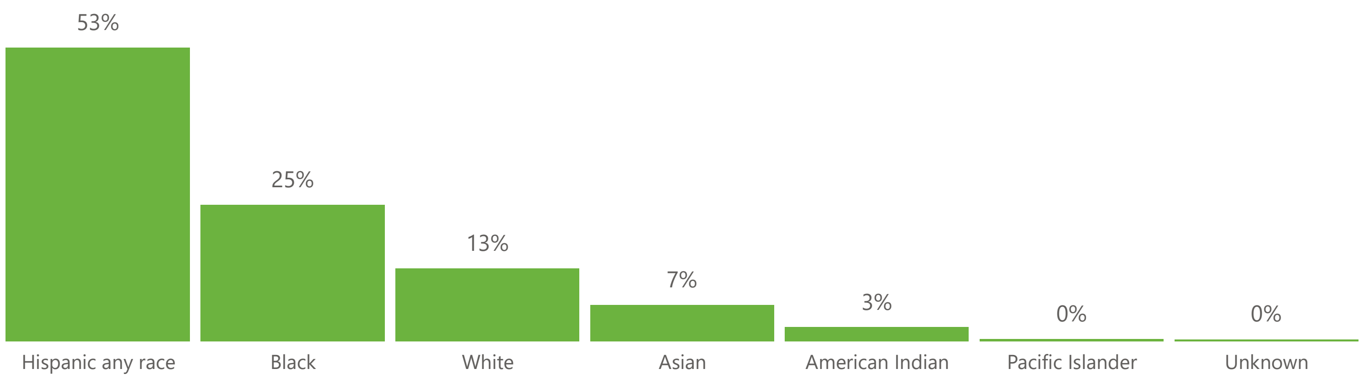
Total Applicants

Voucher

46,891

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

Race and Ethnicity



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

Notes:

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

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

Deconcentration Policy:

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

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

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

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

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

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

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

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

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

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

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Financial Resources:

CA006		
Sources	***Estimated/Planned $***	***Planned Uses***
Public Housing Operating Fund	2,262,700	Operating Expense of Public Housing Units
Public Housing Capital Fund	1,599,910	70% Capital Needs; 20% AMP Operations; 10% Admin
HCV Tenant Based Housing Assistance Payments (HAP)	90,397,766	HCV Tenant Based Rental Assistance Payments
HCV Admin Fees	7,397,681	HCV Program Administration Expenses
Mainstream HAP and Admin Fees	804,890	Mainstream Tenant Based Rental Assistance Payments and Administrative Expenses
Public Housing Resident Opportunities and Self-Sufficiency (ROSS) Program Grant	31,109	Public Housing Self Sufficiency Program
Homeless Management Information System (HMIS) and Expansion Grants	344,040	Administration of Homeless Management Information Systems
Public Housing Dwelling Rents	1,325,886	Operating Expense of Public Housing Units
HOME Tenant-Based Rental Assistance Grant	280,000	HOME Tenant Based Rental Assistance Payments and admin expenses
Special Needs Assistance Program (SNAP)	108,684	SNAP Program Supportive Services and Rental Assistance
Resident Services	381,572	Resident Services for Assisted Families
Non-Federal Developer Fees	1,289,580	non-Federal revenue earned from Development Activities to support activities not fully funded by other sources

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Attachment 2 – New Activities

Hope VI or Choice Neighborhoods

West Fresno Planning

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

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

Mixed Finance Modernization or Development

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

Renaissance at Parc Grove IV

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

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

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Transit Oriented Development Central Fresno

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

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

High Density Downtown Redevelopment Project

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

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

The Roos at Fulton Forum Phase I

FH envisions a downtown project located at the corner of Tuolumne and Fulton Street. The concept envisions 124 units of housing designated for families and workforce residents. The development may include the transfer of RAD rental assistance from one or more existing low-income public housing sites.

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

Fulton Forum Phase II

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

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

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06/2030 - Construction Completion

Fulton Forum Phase III

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

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

Fulton Forum Phase IV

FH envisions a future phase of redevelopment within the Fulton Forum located in Downtown Fresno. The concept envisions up to 96 units of housing serving families, workforce households, students, special populations, and/or other community needs. The project may include affordable housing, workforce housing, market-rate housing, ground-floor commercial, retail, community-serving, office, and other mixed-use development opportunities. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources. The final unit mix, affordability levels, density, and development program will be determined through future planning, market conditions, and financing opportunities.

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

Downtown Redevelopment Project

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

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

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Garland Gardens

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

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

Southeast Fresno Mixed-Use Development

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

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

Avalon Commons Phase II

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

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

Northeast Fresno Development

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

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

North Fresno Development

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

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

West Fresno Development

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

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

Monte Vista Terrace

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

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

Herndon/Hayes Site

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

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

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Summer Hill

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

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

Victory Village (FKA Parkway Drive)

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

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

Demolition and/or Disposition

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

Unused Faircloth Limit may also be submitted for the Restore-Rebuild Program rather than through the Rental Assistance Demonstration program.

2027 Potential Applications:

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

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

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Victory Village (FKA Parkway Drive)

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

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

Fulton Forum Phase II

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

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

Fulton Forum Phase III

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

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

Fulton Forum Phase IV

FH envisions a future phase of redevelopment within the Fulton Forum located in Downtown Fresno. The concept envisions up to 96 units of housing serving families, workforce households, students, special populations, and/or other community needs. The project may include affordable housing, workforce

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housing, market-rate housing, ground-floor commercial, retail, community-serving, office, and other mixed-use development opportunities. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources. The final unit mix, affordability levels, density, and development program will be determined through future planning, market conditions, and financing opportunities.

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

Herndon/Hayes Site

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

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

Summer Hill

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

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

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

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

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

City AMP 5
Yosemite Village II

City AMP 7
Parc Grove Commons II

City AMP 8
Pacific Gardens

Homes under Homeownership Opportunities Program

There are currently 2 single-family homes under HOP, which have previously been approved for disposition under application DDA0001894. Please see the Homeownership Program referenced in Attachment 1 for more information.

Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD

These conversions may include demolition, acquisition, rehabilitation, transfer of assistance, replacement housing, and/or new construction residential units to preserve or expand the long-term availability of affordable housing. Activities may be undertaken through the Rental Assistance Demonstration (RAD) program, including the Restore-Rebuild Program (formerly Faircloth to RAD), as applicable. One or more properties may be submitted under the traditional RAD program or Restore-Rebuild, depending upon project eligibility and HUD requirements. The number and location of public housing units anticipated for conversion in 2027-2028 are broken down as follows:

2027 Potential Funding Applications:

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

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

City AMP 5
Yosemite Village (69 Units)

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City AMP 7
Parc Grove II (31 Units)

City AMP 8
Pacific Gardens (22 Units)

Southeast Fresno RAD excess transfer – up to 3 PBRAs

The Roos at Fulton Forum Phase I

FH envisions a downtown project located at the corner of Tuolumne and Fulton Street. The concept envisions 124 units of housing designated for families, and workforce residents. The development may include the transfer of rental assistance through the Rental Assistance Demonstration (RAD) program, including the Restore-Rebuild Program, as applicable.

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

Fulton Forum Phase II

FH envisions a second phase of redevelopment within the Fulton Forum located in Downtown Fresno. The concept envisions up to 96 units of housing serving families, workforce households, students, special populations, and/or other community needs. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources. The project may also include ground-floor commercial, retail, community-serving, or mixed-use space. The final unit mix, affordability levels, density, and development program will be determined through future planning and financing activities.

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

Fulton Forum Phase III

FH envisions a future phase of redevelopment within the Fulton Forum located in Downtown Fresno. The concept envisions up to 96 units of housing serving families, workforce households, students, special populations, and/or other community needs. The project may include affordable housing, workforce housing, market-rate housing, ground-floor commercial, retail, community-serving, office, and other mixed-use development opportunities. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources. The final unit mix, affordability levels, density, and development program will be determined through future planning, market conditions, and financing opportunities.

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

DRAFT

06/2030 - Construction Completion

Fulton Forum Phase IV

FH envisions a future phase of redevelopment within the Fulton Forum located in Downtown Fresno. The concept envisions up to 96 units of housing serving families, workforce households, students, special populations, and/or other community needs. The project may include affordable housing, workforce housing, market-rate housing, ground-floor commercial, retail, community-serving, office, and other mixed-use development opportunities. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources. The final unit mix, affordability levels, density, and development program will be determined through future planning, market conditions, and financing opportunities.

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

Herndon/Hayes Site

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

Schedule:
05/2026 - City Funding Application
04/2027 - Tax Credit Application
12/2027 - Construction Start
6/2029 - Construction Completion

Summer Hill

FH is evaluating the potential acquisition and preservation of an existing 50-unit affordable housing community located in Southwest Fresno. The project may include the acquisition of partnership interests, long-term affordability preservation, rehabilitation of existing residential units, and other property improvements. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources. The final scope of rehabilitation, financing structure, and implementation schedule will be determined through due diligence, future planning efforts, and financing opportunities.

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

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06/2030 - Construction Completion

Victory Village (fka Parkway Inn)

Victory Village envisions a 42-unit special needs project. Located at 959 N. Parkway Drive, Fresno, CA, the site is an existing motel with 65 units. The site consists of two 2-story buildings and one 1-story building. The project involves conversion into a permanent supportive housing development and construction of a new community building. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources.

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

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

Adopting a selection method by lottery for Project Based Rental Assistance

Project-Based Vouchers

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

Project Based Vouchers (PBV's) provided by the RAD Program are to be utilized at a number of developments either in traditional Low-Income Housing Tax Credit (LIHTC) developments or through the U.S Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program. The number and location of PBV's proposed for 2026-2027 are broken down as follows:

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

City AMP 2 (188 Units)

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

City AMP 7
Parc Grove II (31 Units)

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

Southeast Fresno Senior/Family Development

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

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

Parkway Drive Motels

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

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

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

Site-based waiting lists will be established for each mixed finance development.

Statement of how project basing would be consistent with our PHA Plan:

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

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Attachment 1D

The Housing Authority of the City of Fresno is incorporating its participation in the HUD Restore-Rebuild initiative (formerly Faircloth-to-RAD) pursuant to HUD Notice H-2019-09 / PIH-2019-23, REV-4. The Authority will utilize its unused Faircloth Authority to develop new affordable housing units under the Public Housing Mixed-Finance program (24 CFR Part 905, Subpart F) with pre-completion approval to convert those units to long-term Section 8 Project-Based Vouchers (PBVs) immediately upon completion. [1, 2, 3]

Because these are newly constructed/acquired units being added to the Authority's inventory, this initiative **will not reduce** the Capital Fund or Operating Fund budgets of the Authority's existing public housing portfolio. The Authority adopts the resident rights, participation, waiting list, and grievance procedures in Section 1.6 of HUD Notice H-2019-09 / PIH-2019-23, REV-4 for the future residents of this development.

Development Name	Project Pathway	HUD NARR Approval Date	Target Units	Conversion Platform	Anticipated Bedroom Mix	Transfer of Assistance
The Roos @ Fulton Forum	Restore-Rebuild	04/17/26	31	PBV	16 (0-Bd) 14 (1-Bd) 1 (2-Bd)	No-New Construction
Fulton Forum Phase II	Restore-Rebuild	04/29/26	64	PBV	16 (1-Bd) 32 (2-Bd)	No-New Construction

					16 (3-Bd)	
Fulton Forum Phase III	Restore-Rebuild	TBD	66	PBV	16 (1-Bd) 33 (2-Bd) 17 (3-Bd)	No-New Construction
Fulton Forum Phase IV	Restore-Rebuild	TBD	66	PBV	16 (1-Bd) 33 (2-Bd) 17 (3-Bd)	No-New Construction
Herndon/ Hayes	Restore-Rebuild	04/28/26	95	PBV	24 (1-Bd) 48 (2-Bd) 23 (3-Bd)	No-New Construction
Summer Hill	Restore-Rebuild	04/17/26	13	PBV	7 (2-Bd) 6 (3-Bd)	No-Acquisition
Victory Village	Restore-Rebuild	07/02/26	42	PBV	25 (0-Bd) 16 (1-Bd)	No-Acquisition

Summary of Section 1.6 Resident Rights & Protections:

- **No Re-screening Upon Initial Admission:** Future residents admitted to these units under the Restore-Rebuild initiative will not be subject to standard Section 8 PBV re-screening criteria (such as credit checks or income-to-rent ratios) upon initial occupancy, provided they meet the initial eligibility requirements established under the RAD program. [1]
- **Right to Return (If Applicable):** In the rare event that a household is temporarily placed or utilized during the construction/rehabilitation phase of the project site, those households maintain an absolute, legally protected right to return to a finished unit at the project site.
- **Renewed Lease Protections:** All future resident leases will automatically renew. Landlords/owners of the property are prohibited from non-renewing a resident's lease unless there is documented "good cause" (such as non-payment of rent or serious, repeated lease violations).
- **Grievance Procedures & Due Process:** Residents are entitled to formal grievance procedures and administrative hearings before any adverse action is taken against them, matching the robust due process protections historically found in public housing.
- **Resident Organization Funding:** The project owner must support and recognize a legitimate Resident Council if formed. The owner must provide $25 per occupied unit annually to fund resident participation and organizational activities.
- **Phase-in of Tenant Rent Increases:** If a future tenant's rent increases by more than the greater of 10% or $25 purely due to the structural conversion calculation of the RAD program, the rent increase must be phased in gradually over a 3- to 5-year period.

Attachment 3 – Mission & Goals

Mission

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

Vision

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

Strategic Drivers

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

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

Strategic Driver #1: Target and Invest in Neighborhoods

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

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

- Northwest Fresno
- Parkway Drive Fresno

Progress update:

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

Strategic Driver #2: Fight to Eradicate Housing Insecurity

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

Progress update:

Fresno Housing strengthened its efforts to address housing insecurity by deepening partnerships and expanding organizational knowledge related to homelessness response systems throughout 2025-2026. The Agency partnered with the Department of Behavioral Health and participated in the Fresno Madera Continuum of Care as both a Board Member and Collaborative Applicant on new grant opportunities. Significant progress was made in supporting vulnerable populations through the lease-up of Manzanilla Commons and coordination with Poverello House to transition eligible residents into permanent housing opportunities. The Agency also modernized internal systems by transitioning HMIS and Property Management teams to updated software platforms to improve coordination and resident tracking. Cross-departmental trainings were conducted to clarify operational roles between support staff and property management teams when serving residents experiencing housing instability. Fresno Housing additionally participated in workgroups focused on improving the Coordinated Entry System and collaborated with consultants to support tribal engagement and planning efforts. The Agency continued investing in relationships with service providers, including public health agencies, Turning Point, Live Again Fresno, and the Boys and Girls Club, to expand resources and supportive services available to residents. These collaborative efforts strengthened Fresno Housing's leadership role in addressing homelessness while increasing access to stable housing and supportive community-based services.

Strategic Driver #3: Housing Choice Voucher Innovation

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

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Progress update:

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

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

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

Progress update:

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

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Capital Fund Program - Five-Year Action Plan

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

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

Part I: Summary

PHA Name : Housing Authority City of Fresno

PHA Number: CA006

Locality (City/County & State)

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

A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	AUTHORITY-WIDE	$515,014.00	$643,766.00	$643,766.00	$643,766.00	$527,869.48
	YOSEMITE VILLAGE (CA006000001)	$474,221.00	$323,000.00	$323,000.00	$323,000.00	$452,139.00
	FAIRVIEW HEIGHTS TERRACE (CA006000002)	$222,422.00	$308,000.00	$308,000.00	$308,000.00	$476,882.00
	YOSEMITE VILLAGE - PHASE 2 (CA006000005)	$69,585.00	$12,773.00	$12,773.00	$12,773.00	$247,439.00
	PACIFIC GARDENS (CA006000008)	$6,297.00				

Capital Fund Program - Five-Year Action Plan

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Office of Public and Indian Housing
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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$515,014.00
ID0000241	Operations(Operations (1406))	Operations		$257,508.00
ID0000242	Administration(Administration (1410)-Other)	Administration		$128,753.00
ID0000253	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		$128,753.00
	YOSEMITE VILLAGE (CA006000001)			$474,221.00
ID0000243	Replace Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances		$146,883.00
ID0000245	Tree Trimming and Removal(Dwelling Unit-Site Work (1480)-Landscape)	Tree Trimming and Removal		$67,146.00

Capital Fund Program - Five-Year Action Plan

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

Work Statement for Year 1 2026

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

Capital Fund Program - Five-Year Action Plan

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

Work Statement for Year 1 2026

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

Capital Fund Program - Five-Year Action Plan

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

Work Statement for Year 2 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$643,766.00
ID0000254	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		$128,753.00
ID0000255	Operations(Operations (1406))	Operations		$257,507.00
ID0000256	Administration(Administration (1410)-Other)	Administration		$128,753.00
ID0000257	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs		$128,753.00
	YOSEMITE VILLAGE (CA006000001)			$323,000.00
ID0000258	Replace Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances		$273,000.00

Capital Fund Program - Five-Year Action Plan

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

Work Statement for Year 2 2027

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

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

Work Statement for Year 3 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$643,766.00
ID0000263	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		$128,753.00
ID0000264	Operations(Operations (1406))	Operations		$257,507.00
ID0000265	Administration(Administration (1410)-Other)	Administration		$128,753.00
ID0000266	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs		$128,753.00
	YOSEMITE VILLAGE (CA006000001)			$323,000.00
ID0000267	Replace Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances		$273,000.00

Capital Fund Program - Five-Year Action Plan

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

Work Statement for Year 3 2028

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

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

Work Statement for Year 4 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$643,766.00
ID0000272	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		$128,753.00
ID0000273	Operations(Operations (1406))	Operations		$257,507.00
ID0000274	Administration(Administration (1410)-Other)	Administration		$128,753.00
ID0000275	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs		$128,753.00
	YOSEMITE VILLAGE (CA006000001)			$323,000.00
ID0000276	Replace Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances		$273,000.00

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

Work Statement for Year 4 2029

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

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

Work Statement for Year 5 2030

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$527,869.48
ID0000281	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		$105,724.00
ID0000282	Operations(Operations (1406))	Operations		$210,698.00
ID0000283	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs		$105,724.00
ID0000292	Administration(Administration (1410)-Other)	Administration		$105,723.48
	YOSEMITE VILLAGE (CA006000001)			$452,139.00
ID0000284	Replace Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances		$223,445.00

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

Work Statement for Year 5 2030

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

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

Work Statement for Year 5 2030

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000290	Tree Trimming and Removal(Dwelling Unit-Site Work (1480)-Landscape)	Tree Trimming and Removal		$37,491.00
ID0000291	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$209,948.00
	Subtotal of Estimated Cost			$1,704,329.48

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2026	
Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Operations(Operations (1406))	$257,508.00
Administration(Administration (1410)-Other)	$128,753.00
Management Improvements(Management Improvement (1408)-Other)	$128,753.00
Subtotal of Estimated Cost	$515,014.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2 2027	
Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Management Improvements(Management Improvement (1408)-Other)	$128,753.00
Operations(Operations (1406))	$257,507.00
Administration(Administration (1410)-Other)	$128,753.00
Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	$128,753.00
Subtotal of Estimated Cost	$643,766.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3 2028	
Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Management Improvements(Management Improvement (1408)-Other)	$128,753.00
Operations(Operations (1406))	$257,507.00
Administration(Administration (1410)-Other)	$128,753.00
Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	$128,753.00
Subtotal of Estimated Cost	$643,766.00

Capital Fund Program - Five-Year Action Plan

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

Work Statement for Year 4 2029

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Management Improvements(Management Improvement (1408)-Other)	$128,753.00
Operations(Operations (1406))	$257,507.00
Administration(Administration (1410)-Other)	$128,753.00
Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	$128,753.00
Subtotal of Estimated Cost	$643,766.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5 2030	
Development Number/Name General Description of Major Work Categories	**Estimated Cost**
Housing Authority Wide	
Management Improvements(Management Improvement (1408)-Other)	$105,724.00
Operations(Operations (1406))	$210,698.00
Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	$105,724.00
Administration(Administration (1410)-Other)	$105,723.48
Subtotal of Estimated Cost	$527,869.48