2027 Annual Plan-Draft

Housing Authority of Fresno County

CA028

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

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

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

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

Definitions.

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

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

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

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

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

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

A.	**PHA Information.**
A.1	**PHA Name**: ______________________________ **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 ________________** **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.

☐ **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):

(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.

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.

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.

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

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

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)).

☐ **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).

☐ **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.

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.

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

Attachment 1 - PHA Plan Elements

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

Housing Needs for Families on the Public Housing Interest List - County of Fresno (CA028)

Updated: 6/2026

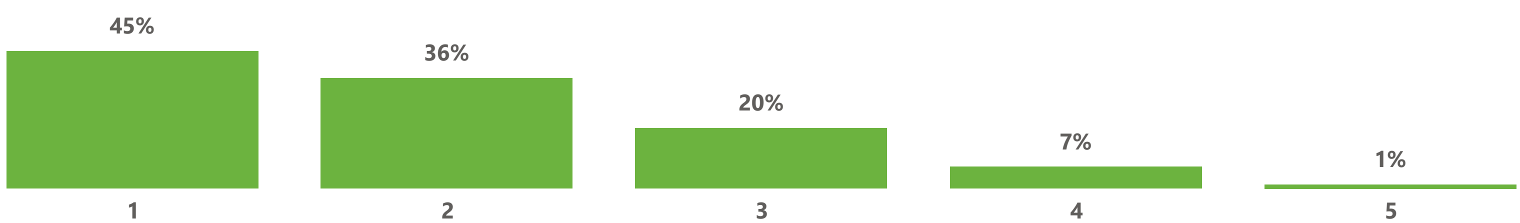
Total Applicants

Public Housing

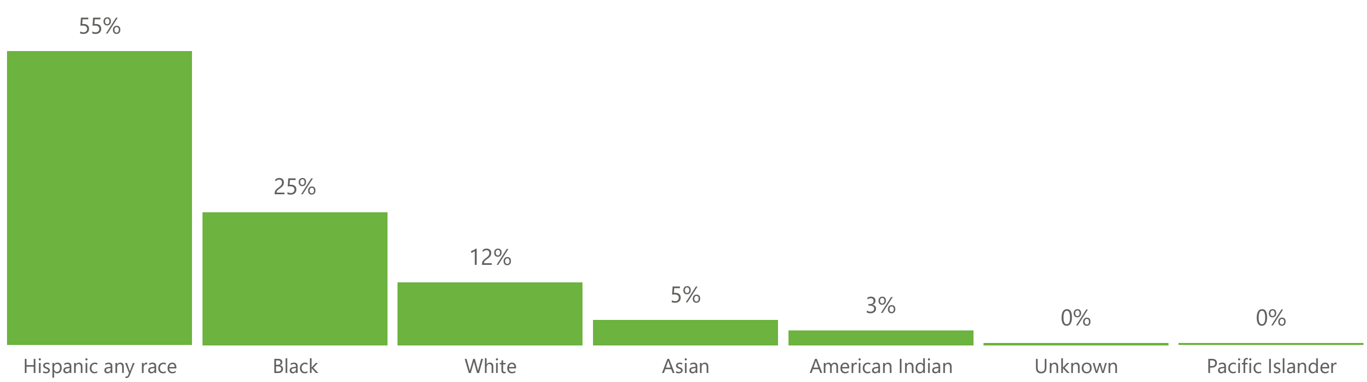
4032

Percent Elderly	Percent Disabled	Percent Veteran	Average Family Size
Public Housing	Public Housing	Public Housing	Public Housing
5%	18%	6%	2.5

Bedroom Size



Race and Ethnicity



Family Size	Extremely Low	Very Low	Low	Above Income Limits
1	37%	40%	38%	50%
2	20%	27%	23%	17%
3	16%	19%	16%	10%
4	12%	8%	10%	13%
5	7%	3%	6%	3%
6	4%	2%	6%	7%
7	2%	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 Interest List - City/County

Updated: 6/2026

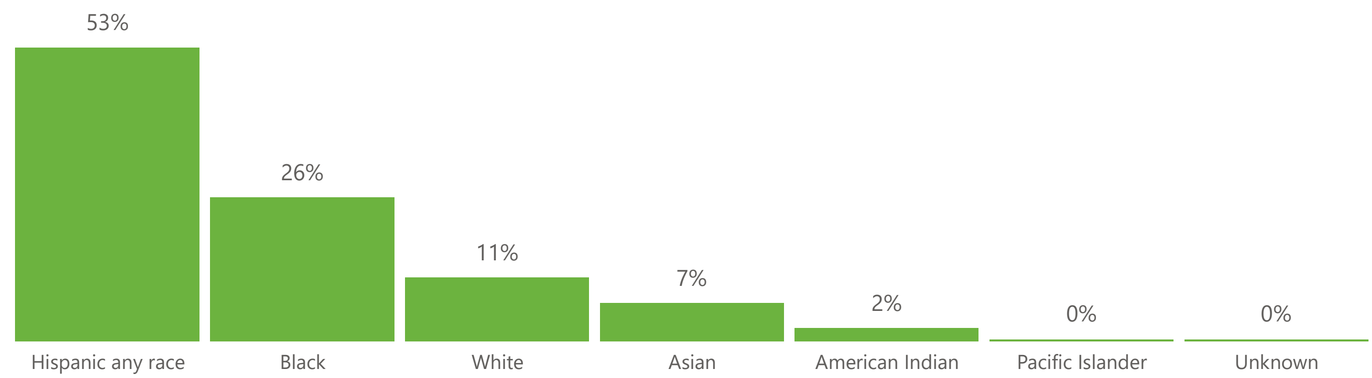
Total Applicants

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

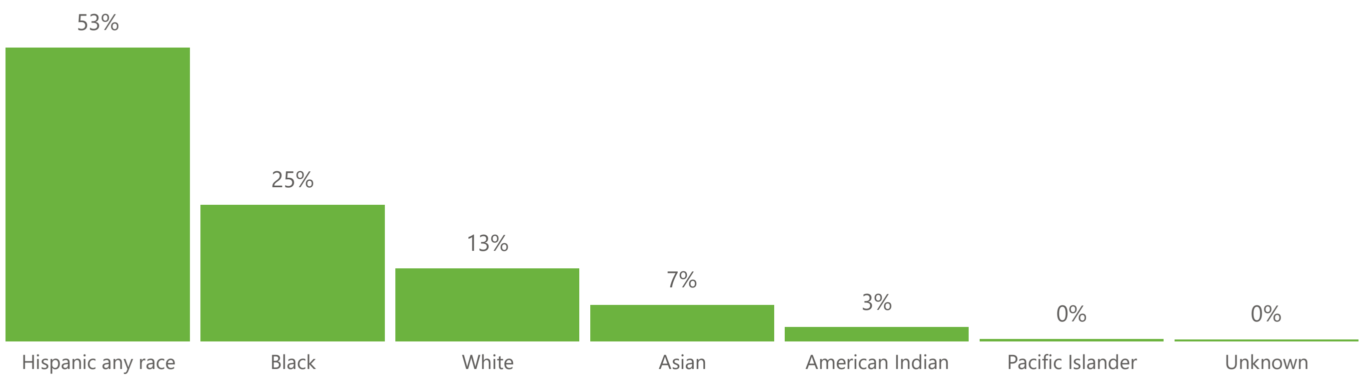
Total Applicants

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"

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

Financial Resources:

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

Attachment 2 – New Activities

Mixed Finance Modernization or Development

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

Marcelli Terrace

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sanger Development

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

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

Laton Development

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

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

Riverdale Development

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

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

Kerman Development

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

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

The Courtyards at Whitesbridge

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

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

<u>DeSoto Gardens RAD</u>

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

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

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

Schedule:
07/2026- Tax Credit Application
5/2027- Construction Start
11/2028- Construction Completion

Cordillera Commons Phase II

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

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

Firebaugh La Joya Commons Phase II

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

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

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

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

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

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

County AMP 3
Sunset Terrace I (20 Units)

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

County AMP 6
Taylor Terrace (27 Units)

Demolition and/or Disposition

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

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

<u>2027 Potential Applications:</u>

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

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

County AMP 3
Sunset Terrace I (20 Units)

County AMP 4
Mendoza Terrace (42 Units)
Mendoza Terrace II (13 Units)
Firebaugh Elderly (30 Units)
Cardella Courts (32 Units)

County AMP 5
Cazares Terrace I (24 Units)

County AMP 6
Taylor Terrace (27 Units)

The Courtyards at Whitesbridge

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

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

Homes under Homeownership Opportunities Program:

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

Conversion of Public Housing to Project-Based 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:

County AMP 1

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

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

County AMP 3
Sunset Terrace I (20 Units)

County AMP 4
Mendoza Terrace (42 Units)
Mendoza Terrace II (13 Units)
Firebaugh Elderly (30 Units)
Cardella Courts (32 Units)

County AMP 5
Cazares Terrace I (24 Units)

County AMP 6
Taylor Terrace (27 Units)

County AMP 7
Granada Commons (16 Units)

The Courtyards at Whitesbridge

The proposed development is located in Kerman, CA within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to 76 affordable units along with commercial and open green space. The project will be new construction on a vacant parcel of land. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Non-Smoking Policy

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

Project-Based Vouchers

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

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

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

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

County AMP 3
Sunset Terrace I (20 Units)

County AMP 4
Mendoza Terrace (42 Units)
Mendoza Terrace II (13 Units)
Firebaugh Elderly (30 Units)
Cardella Courts (32 Units)

County AMP 5
Helsem Terrace (40 Units)

Biola Apartments (12 Units)

County AMP 6
Taylor Terrace (27 Units)
Cazares Terrace I (24 Units)

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

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

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

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

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

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

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

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

Schedule:

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

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

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

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

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

Cordillera Commons Phase II

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

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

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

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

<u>Orange Cove Development</u>

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

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

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

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

Sanger Development

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

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

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

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

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

Schedule:

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

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

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

The Courtyards at Whitesbridge

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

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

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

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

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

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

Attachment 1D

The Housing Authority of Fresno County 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 Courtyards at Whitesbridge	Restore-Rebuild	04/29/26	48	PBV	14 (1-Bd) 20 (2-Bd) 14 (3-Bd)	No-New Construction

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.

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.

Capital Fund Program - Five-Year Action Plan

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

Part I: Summary

PHA Name : Housing Authority of Fresno County

PHA Number: CA028

Locality (City/County & State)

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

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

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

Work Statement for Year 1 2026

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

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

Work Statement for Year 1 2026

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

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

Work Statement for Year 1 2026

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

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)			$745,420.00
ID0000387	Operations(Operations (1406))	Operations		$335,210.00
ID0000388	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		$167,605.00
ID0000389	Administration(Administration (1410)-Other)	Administration		$167,605.00
ID0000399	Fees & Costs(Contract Administration (1480)-Other)	Fees & Costs		$75,000.00
	PINEDALE COMPLEX (CA028000001)			$100,000.00
ID0000390	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$100,000.00

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

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

Work Statement for Year 2 2027

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

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

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

Work Statement for Year 3 2028

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

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

Work Statement for Year 3 2028

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

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

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

Work Statement for Year 4 2029

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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4	2029			
Identifier	**Development Number/Name**	**General Description of Major Work Categories**	**Quantity**	**Estimated Cost**
	SANGER ELDERLY/WEDGEWOOD (CA028000002)			$153,000.00
ID0000417	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$25,000.00
ID0000422	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$128,000.00
	PARLIER COMPLEX (CA028000003)			$50,000.00
ID0000418	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$50,000.00
	MENDOZA TERRACE-FIREBAUGH (CA028000004)			$300,000.00
ID0000419	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4	2029			
Identifier	**Development Number/Name**	**General Description of Major Work Categories**	**Quantity**	**Estimated Cost**
ID0000423	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$200,000.00
	MENDOTA SCATTERED SITES (CA028000005)			$50,000.00
ID0000420	Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$50,000.00
	CAZARES TERRACE-HURON (CA028000006)			$277,632.00
ID0000421	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$150,000.00
ID0000424	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$127,632.00
	Subtotal of Estimated Cost			$1,676,052.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	**Development Number/Name**	**General Description of Major Work Categories**	**Quantity**	**Estimated Cost**
	AUTHORITY-WIDE (NAWASD)			$877,136.01
ID0000426	Operations(Operations (1406))	Operations		$414,616.91
ID0000427	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		$207,308.45
ID0000428	Administration(Administration (1410)-Other)	Administration		$207,308.45
ID0000438	Fees & Costs(Contract Administration (1480)-Other)	Fees & Costs		$47,902.20
	PINEDALE COMPLEX (CA028000001)			$185,182.89
ID0000429	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$68,348.26

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

Work Statement for Year 5 2030

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

Capital Fund Program - Five-Year Action Plan

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

Work Statement for Year 5 2030

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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	**Development Number/Name**	**General Description of Major Work Categories**	**Quantity**	**Estimated Cost**
ID0000443	Exterior Building Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Building Paint		$87,625.98
	CAZARES TERRACE-HURON (CA028000006)			$293,255.40
ID0000434	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		$95,220.23
ID0000437	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		$81,200.07
ID0000444	Exterior Building Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Building Paint		$116,835.10
	Subtotal of Estimated Cost			$2,073,085.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2026	
Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Operations(Operations (1406))	$335,210.00
Administration(Administration (1410)-Other)	$167,605.00
Management Improvements(Management Improvement (1408)-Other)	$167,605.00
Subtotal of Estimated Cost	$670,420.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2 2027	
Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Operations(Operations (1406))	$335,210.00
Management Improvements(Management Improvement (1408)-Other)	$167,605.00
Administration(Administration (1410)-Other)	$167,605.00
Fees & Costs(Contract Administration (1480)-Other)	$75,000.00
Subtotal of Estimated Cost	$745,420.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3 2028	
Development Number/Name General Description of Major Work Categories	**Estimated Cost**
Housing Authority Wide	
Operations(Operations (1406))	$335,210.00
Management Improvements(Management Improvement (1408)-Other)	$167,605.00
Administration(Administration (1410)-Other)	$167,605.00
Fees & Costs(Contract Administration (1480)-Other)	$75,000.00
Subtotal of Estimated Cost	$745,420.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4 2029	
Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Operations(Operations (1406))	$335,210.00
Management Improvements(Management Improvement (1408)-Other)	$167,605.00
Administration(Administration (1410)-Other)	$167,605.00
Fees & Costs(Contract Administration (1480)-Other)	$75,000.00
Subtotal of Estimated Cost	$745,420.00

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	
Operations(Operations (1406))	$414,616.91
Management Improvements(Management Improvement (1408)-Other)	$207,308.45
Administration(Administration (1410)-Other)	$207,308.45
Fees & Costs(Contract Administration (1480)-Other)	$47,902.20
Subtotal of Estimated Cost	$877,136.01