

Attachment 2 – New Activities

Hope VI or Choice Neighborhoods

West Fresno Planning

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

Schedule:

06/2019 Planning Activities Began
12/2020 Choice Neighborhoods Planning Awards
12/2022 Planning Activities Complete-Submitted planning outcome
08/2026 Implementation Application

Mixed Finance Modernization or Development

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

Renaissance at Parc Grove IV

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

Schedule:

07/2026 Tax Credit Application
03/2027 Construction Start
05/2028 Construction Completion

Transit Oriented Development Central Fresno

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

Schedule:

03/2026 Tax Credit Application
12/2027 Construction Start
03/2028 Construction Completion

High Density Downtown Redevelopment Project

FH envisions a high-density downtown project located at the current FH Central Office site. The project could potentially be co-located with planned commercial construction or market rate housing.

Schedule:

03/2026 Tax Credit Application
12/2026 Construction Start
06/2028 Construction Completion

Downtown Redevelopment Project

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

Schedule:

05/2025 – State Funding Application
02/2026- Tax Credit Application
12/2026- Construction Start
08/2028- Construction Completion

Garland Gardens

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

Schedule:

07/2025 Tax Credit Application
06/2026 Construction Start
01/2028 Construction Completion

The Mosaic @ Broadway

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

Schedule:

04/2024 - City Funding Application

05/2025 - Construction Start

12/2025 - Construction Completion

Southeast Fresno Mixed-Use Development

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

Schedule:

04/2026 – State Funding Application

03/2027 - Tax Credit Application

12/2027 - Construction Start

06/2029 - Construction Completion

Avalon Commons Phase II

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

Schedule:

03/2025 Tax Credit Application

12/2025 Construction Start

06/2027 Construction Completion

Northeast Fresno Development

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

Schedule:

07/2026 - Tax Credit Application

03/2027 - Construction Start

06/2028 - Construction Completion

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North Fresno Development

FH is searching for sites to develop multi-family low-income rental housing in North Fresno. The concept includes 40 to 60 units of housing

designed for families and workforce residents. The development may include the transfer of RAD rental assistance from one or more existing low-income public housing properties. We propose substantial rehabilitation and/or new construction of this site.

Schedule:

07/2026 - Tax Credit Application
03/2027 - Construction Start
06/2028 - Construction Completion

West Fresno Development

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

Schedule:

03/2026 - Tax Credit Application
12/2025 - Construction Start
03/2028 - Construction Completion

Monte Vista Terrace

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

Schedule:

03/2026 - Tax Credit Application
12/2027 - Construction Start
03/2029 - Construction Completion

Demolition and/or Disposition

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

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

2026 Potential Applications:

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

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

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

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

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

City AMP 5
Yosemite Village II

City AMP 7
Parc Grove Commons II

City AMP 8
Pacific Gardens

Homes under Homeownership Opportunities Program

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

Heritage Estates Single Family Home Development

This development envisions the construction of 33 single family homes, potentially from 3 to 4 bedrooms in size, in West Fresno. Homes would be sold to a mix of low-income individuals with mortgage assistance, and families at or above average median income without assistance.

Schedule:

09/2024 - Construction Start

12/2025 - Construction Completion

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 of the residential units to preserve their 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 2025-2026 are broken down as follows:

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2026 Potential Funding Applications:

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

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

City AMP 5
Yosemite Village (69 Units)

City AMP 7
Parc Grove II (31 Units)

City AMP 8
Pacific Gardens (22 Units)

Southeast Fresno RAD excess transfer – up to 3 PBRAs

[The Roos at Fulton Forum Phase I](#)

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

[Schedule:](#)

[05/2026 - State Funding Application](#)

[03/2027 - Tax Credit Application](#)

[12/2027 - Construction Start](#)

[06/2029 - Construction Completion](#)

[Fulton Forum Phase II](#)

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

Schedule:

03/2028 - Tax Credit Application

12/2028 - Construction Start

06/2030 - Construction Completion

Fulton Forum Phase III

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

Schedule:

03/2028 - Tax Credit Application

12/2028 - Construction Start

06/2030 - Construction Completion

Fulton Forum Phase IV

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

Schedule:

03/2028 - Tax Credit Application

12/2028 - Construction Start

06/2030 - Construction Completion

Herndon/Hayes Site

The Herndon-Hayes site consists of approximately 4.86 acres located at the intersection of West Herndon Avenue, North Hayes Avenue, and North Veterans Boulevard in Fresno, California. The project proposes the new construction of up to 96 affordable housing units across eight three-story residential buildings.

along with a centrally located community building and resident-serving amenities. The development will consist of 24 one-bedroom units, 48 two-bedroom units, and 24 three-bedroom units designed to serve low-income families and large-family households. The project will also include a community building, landscaped open space, outdoor seating areas, children's play areas, bicycle parking, and other amenities intended to support resident services, community engagement, and quality of life. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources.

Schedule:

05/2026 - City Funding Application

04/2027 - Tax Credit Application

12/2027 - Construction Start

6/2029 - Construction Completion

Summer Hill

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

Schedule:

03/2028 - Tax Credit Application

12/2028 - Construction Start

06/2030 - Construction Completion

Victory Village (fka Parkway Inn)

Victory Village envisions a 42-unit special needs project. Located at 959 N. Parkway Drive, Fresno, CA, the site is an existing motel with 66 units. The site consists of two 2-story buildings and one 1-story building. The project involves conversion into a permanent supportive housing development and construction of a new community building. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources.

Schedule:

07/2026 - Tax Credit Application

04/2027 - Construction Start

09/2029 - Construction Completion

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

- Adopting a selection method by lottery for Project Based Rental Assistance

Project-Based Vouchers

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

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

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

City AMP 2 (188 Units)

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

City AMP 7
Parc Grove II (31 Units)

Schedule:

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

Southeast Fresno Senior/Family Development

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

Schedule:

03/2026 - Tax Credit Application
12/2027 - Construction Start
06/2029 - Construction
Completion

Parkway Drive Motels

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

Schedule:

Parkside Inn:

07/2025 - Tax Credit Application
04/2026 - Construction Start
08/2027 - Construction
Completion

Welcome Inn:

03/2026 - Tax Credit Application
12/2027 - Construction Start
08/2028 - Construction
Completion

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

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

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