

## 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:

03/2026- Tax Credit Application  
12/2026- Construction Start  
02/2028- 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:

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

#### Firebaugh RAD

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

#### Schedule:

03/2026- Tax Credit Application  
12/2026- Construction Start  
02/2028- 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:

03/2026 Tax Credit Application  
12/2026 Construction Start  
03/2028 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:

03/2026 Tax Credit Application  
12/2026 Construction Start  
03/2028 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:

03/2026- Tax Credit Application  
12/2026- Construction Start  
03/2028- 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:

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

DeSoto Gardens RAD

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

Schedule:

03/2026- Tax Credit Application  
12/2026- Construction Start  
03/2028- 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:

03/2026- Tax Credit Application  
12/2026- Construction Start  
03/2028- 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:

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

Orange Cove Senior Housing Development

The proposed development is in the City of Orange Cove. HAFC's vision for the project consists of new construction of up to 60 affordable, very-low to low-income senior housing apartments that would be located above a commercial ground floor space. The project would have 1 manager's unit. This project may utilize up to fifty (50) project-based voucher or a RAD transfer of assistance.

Schedule:

07/2026- Tax Credit Application

06/2027 - Construction Start  
09/2029- 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)  
San Joaquin Apartments (20 Units)

#### **Demolition and/or Disposition**

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

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

#### **2025 Potential Applications:**

*County AMP 1*  
Pinedale Apartments I & II (57 Units)

Desoto Gardens (40 Units)  
Marcelli Terrace (24 Units)

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

*County AMP 3*  
Sunset Terrace I (20 Units)

*County AMP 4*  
Mendoza Terrace (44 Units)  
Mendoza Terrace II (29 Units)  
Firebaugh Elderly (30 Units)  
Cardella Courts (32 Units)

*County AMP 5*  
Cazares Terrace I (24 Units)

*County AMP 6*  
Taylor Terrace (27 Units)  
San Joaquin Apartments (20 Units)

Homes under Homeownership Opportunities Program:

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

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

These conversions may include demolition, acquisition, rehabilitation, transfer of assistance, replacement housing, and/or new construction ~~of the~~ residential units to preserve ~~their or expand the~~ long-term availability of affordable ~~city~~ 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-

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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:

2025 Potential Funding Applications:

*County AMP 1*

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

*County AMP 2*

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

*County AMP 3*

Sunset Terrace I (20 Units)

*County AMP 4*

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

*County AMP 5*

Cazares Terrace I (24 Units)

*County AMP 6*

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

*County AMP 7*

Granada Commons (16 Units)

The 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

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

*County AMP 5*

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

*County AMP 6*

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

Schedule:

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

Marcelli Terrace

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

Schedule:

03/2026 Tax Credit Application  
12/2026 Construction Start  
02/2028 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:

03/2026- Tax Credit Application  
12/2026- Construction Start  
03/2028- 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:

03/2026- Tax Credit Application  
12/2026- Construction Start  
03/2028- 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:

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

DeSoto Gardens RAD

The H AFC 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:

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

Cordillera Commons Apartments Phase I

The proposed development is located in the City of San Joaquin. H AFC'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:

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

Firebaugh La Joya Commons Phase II

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

Schedule:

07/2026- Tax Credit Application  
05/2027- Construction Start  
10/2029- Construction Completion

Orange Cove Senior Housing Development

The proposed development is in the City of Orange Cove. H AFC's vision for the project consists of new construction of up to 60 affordable, very-low to low-income senior housing apartments that would be located above a commercial ground floor space. The project would have 1 manager's unit. This project may utilize up to fifty (50) project-based voucher or a RAD transfer of assistance.

Schedule:

07/2026- Tax Credit Application  
06/2027 -Construction Start  
09/2029- 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:

03/2026- Tax Credit Application  
12/2026- Construction Start  
03/2028- 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:

03/2026- Tax Credit Application  
12/2026- Construction Start  
03/2028- 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 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 amending its PHA Plan to incorporate 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.

<u>Development Name</u>	<u>Project Pathway</u>	<u>HUD NARR Approval Date</u>	<u>Target Units</u>	<u>Conversion Platform</u>	<u>Anticipated Bedroom Mix</u>	<u>Transfer of Assistance</u>
<u>The Courtyards at Whitesbridge</u>	<u>Restore-Rebuild</u>	<u>04/29/26</u>	<u>48</u>	<u>PBV</u>	<u>14 (1-Bd)</u> <u>20 (2-Bd)</u> <u>14 (3-Bd)</u>	<u>No-New Construction</u>

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**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.

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