



July 2026 - Joint Meeting of the Boards of Commissioners of Fresno Housing

5:00 PM

1260 Fulton Street, 2nd Floor

Fresno, CA 93721

Mosaic Conference Room

Tuesday, July 21, 2026

Meeting Book - July 2026 - Joint Board Meetings of the Commissioners

1. Call to Order

2. Approval of the Agenda as Posted

The Boards of Commissioners may add an item to this agenda if, upon a two-thirds vote, the Boards of Commissioners find that there is a need for immediate action on the matter and the need came to the attention of the Authority after the posting of this agenda.

3. Potential Conflicts of Interest

Any Commissioner who has a potential conflict of interest may now identify the item and recuse themselves from discussing and voting on the matter. (Gov. Code section 87105)

4. Closed Session

a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code § 54956.8)

Property: 2150 S. Elm Street, Fresno, CA 93706
& 430 B Street, Fresno, CA 93706 (APNs: 467-173-19; 478-074-26)
Agency Negotiators: Tyrone Roderick Williams; Michael Duarte
Negotiating Parties: Housing Authority of the City of Fresno; AMCAL Summer Hill Fund, LP.
Under Negotiation: Price and Terms

b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code § 54956.8)

Property: 2597 S. Richelle Avenue, Fresno, CA 93725 (APN: 481-390-43)
Agency Negotiators: Tyrone Roderick Williams; Michael Duarte
Negotiating Parties: Housing Authority of the City of Fresno; OPS Villas, L.P.
Under Negotiation: Price and Terms

c. CONFERENCE WITH LABOR NEGOTIATORS (Gov. Code § 54957.6)

Agency Designated Representatives: Tyrone Roderick Williams, Jeff Cardell, Michael Duarte;

Employee Organization: Service Employees International union (SEIU) Local 521

5. Public Comment and Presentations

This is an opportunity for the members of the public to address the Boards of Commissioners on any matter within the subject matter jurisdiction of the Boards of Commissioners that is not listed on the agenda. The public will have an opportunity to speak on each specific item of business. Comments must be delivered in person or via teleconference when prompted by the chair and must pertain to the specific item of business being heard by the Boards. At the start of your presentation, please state your name and the topic you wish to speak on that is not on the agenda. Presentations are limited to a total of up to three (3) minutes per speaker.

6. Governance Matters

a. CEO Report - Presented by Tyrone Roderick Williams CEO Report

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b. Commissioners' Report

7. Consent Agenda

All Consent Agenda items are considered to be routine action items and will be enacted in one motion unless pulled by any member of the Boards of

Commissioners or the public. There will be no separate discussion of these items unless requested, in which event the item may be removed from the Consent Agenda and considered following approval of the Consent Agenda.

a. Consideration of the Minutes of Previous Joint Board Meeting(s)	
Approval of the minutes of the Board Meeting	
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City Resolution: Application for Herndon & Hayes	48
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f. Authorization to Apply for RAD/Section 18 Blend for La Joya Commons Phase II	
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c. Consideration of Property Acquisition & HRFC Funding for Kerman Development	
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City Resolution: Property Acquisition & HRFC Funding for Kerman Development	175
County Resolution: Property Acquisition & HRFC Funding for Kerman Development	177
10. Adjournment	

CEO REPORT

TO: Boards of Commissioners
Fresno Housing Authority

DATE: July 15, 2026

BOARD MEETING: July 21, 2026

FROM: Tyrone Roderick Williams
Chief Executive Officer

AGENDA ITEM: 6A

AUTHOR: Tyrone Williams

SUBJECT: CEO Report

Executive Summary

The Boards of the Fresno Housing Authority have established four strategic drivers:

- Target and Invest in Neighborhoods
- Fight to Eradicate Housing Insecurity
- Housing Choice Voucher Innovation
- Leverage Partnerships and Funding to Support Resident Goals

Each strategic Driver has been carefully chosen to address specific challenges and opportunities within our community, with the goal to create a profound and lasting impact. The following report demonstrates the efforts of the Executive Leadership and Staff to progress towards these drivers.

Matters of Importance

2026 Board of Commissioners Retreat
Sunnyside Country Club: 5704 E. Butler Ave, Fresno CA 93727
Saturday, August 8, 2026
8:00AM – 4:00PM

Real Estate Department - Development Projects Overview

Name of Property	Status/Type	Address	Total Units	Percent Complete
The Mosaic @ The Mural District	Under Construction	1840 Broadway Fresno, CA	25	95%

Avalon Commons Phase II (<i>fka Chestnut/Alluvial</i>)	Under Construction	7521 N. Chestnut Ave. Fresno, CA	45	17.29%
Garland Gardens	Under Construction	3726 N. Pleasant Fresno, CA	51	1%
Davu Village/Parkside Inn/Golden State Triage	Under Construction	1415 W. Olive Avenue, Fresno	63	1%
La Joya Commons Phase II (<i>fka Firebaugh Family</i>)	Pre-Development HCD SuperNOFA Awarded CTCAC Awarded	1501 Clyde Fannon Road Firebaugh, CA	28	N/A
Cordillera Commons Phase I (<i>fka San Joaquin Commons</i>)	Pre-Development HCD HOME Awarded CTCAC Awarded	Corner of West Colorado Avenue & 5th Street, San Joaquin, CA 93660	51	N/A
135 Osmun	Pre-Development City of Clovis PLHA Awarded TOD Awarded HCD HOME Pending CTCAC Pending	135 Osmun Clovis, CA	47	N/A
The Roos @ Fulton Forum	Pre-Development IIG-C Contingent Award AHSC Pending City of Fresno LHTF Pending	1302 Fulton Street, Fresno	124	N/A
Victory Village	Pre-Development County of Fresno BHSA Awarded CTCAC Pending	959 N. Parkway, Fresno	42	N/A
Monte Vista Terrace	Pre-Development	1132 N. Sherman Court Fresno, CA	44	N/A
Herndon/Hayes	Pre-Development City of Fresno RFP Awarded City of Fresno LHTF Pending	Herndon/Hayes Fresno, CA	96	N/A
Kerman Parcels	Pre-Development In Concept Design	Vineland/Whitesbridge Kerman, CA	76	N/A

California Avenue Neighborhood	Pre-Development Planning CNI Planning Awarded	Southwest Fresno - TBD	TBD	N/A
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Project Highlights

Davu Village officially commenced construction on June 29, 2026, and Garland Gardens officially commenced on July 7, 2026. Final interior inspections for our Mosaic @ The Mural District project are scheduled this month.

Board Attendance

2026 Attendance: City Board of Commissioners												
Commissioner	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Sharon Williams	X	X	X	X	x	x						
Emogene Walker	X	X		X	x	x						
Ruby Yanez	X	X	X	X	x	x						
Isaiah Green	X	X	X	X	x	x						
Paul Idsvoog	X	X	X		x	x						
Richard Burrell	X	X	X	X		x						
Raye Michelle Vang	X	X	X	X		x						

2026 Attendance: County Board of Commissioners												
Commissioner	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Cary Catalano	X		X	X		x						
Sophia Ramos	X	X	X	X	x							
Valori Gallaher	X	X		X	x	x						
John Valdez	X	X		X	x	x						
Yvonne Dickson	X	X	X	X	x	x						
Jacklyn Heinrich	X	X	X	X	x	x						

Property Management

FRESNO HOUSING PORTFOLIO - MANAGED ASSETS, 06/01/2026-06/30/2026
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	Total No. of Units	Total Vacant	Current Occupancy
CITY OF FRESNO			
City of Fresno	889	22	97.41%
COUNTY OF FRESNO			
County of Fresno	1069	15	98.31%
SPECIAL PROJECTS – SEASONAL – RRH - REFERRALS			
Seasonal Properties	131	8	93.89%
Hold/In Construction	53	2	96.22%
Rapid Rehousing Program	89	13	84.26%
Referral Base Projects	611	28	94.43%

Resident Empowerment

Summer Youth Empowerment Programs

Youth Financial Literacy

Youth residents from Parc Grove Commons, Legacy Commons, and Cedar Courts successfully completed the Breath of Evolution Economic Healing Curriculum, an interactive three-day program that combines financial literacy with healing-centered engagement. Rather than simply teaching participants about money, the curriculum explores the connection between financial decisions, survival, trauma, and long-term wealth building, empowering youth with the knowledge and mindset to make informed financial choices and build a stronger financial future. A total of 49 youth completed the program.

Summer Youth Empowerment Programs

The California Regional Training Institute is hosting a Summer Youth Empowerment program at Cedar Courts, offering engaging activities for youth of all ages. The program is designed to strengthen communication skills, literacy, leadership, and positive decision-making.

Program Schedule:

- Youth Program (Ages 15–30): Mondays, 12:00–4:00 p.m.
- Junior Youth Spiritual Empowerment Program (Ages 11–14): Tuesdays & Wednesdays, 9:00 a.m.–5:00 p.m.
- Children's Program (Ages 5–10): Thursdays, 12:00–4:00 p.m.

Heat Safety Workshops

Resident Empowerment is hosting a series of Heat Safety Workshops to help residents prepare for and stay safe during periods of extreme heat. The workshops provide practical information on recognizing the signs and symptoms of heat-related illnesses, maintaining proper hydration, keeping homes cool, and accessing local heat emergency resources. Participants will also receive guidance on protecting vulnerable populations, including children, older adults, and pets, during high-temperature conditions.

Workshop Schedule

- Blossom Trail: July 14, 10:00 a.m.
- Avalon Commons: July 15, 1:00 p.m.
- Solivita Commons: July 15, 3:30 p.m.
- Monarch at Chinatown: July 16, 1:00 p.m.
- Paseo 55: July 21, 2:00 p.m.
- Alegre Commons: July 27, 3:00 p.m.

Minutes of the Joint Meeting
of the Boards of Commissioners of the
HOUSING AUTHORITY OF THE CITY OF FRESNO AND HOUSING AUTHORITY OF FRESNO COUNTY

Tuesday, June 23, 2026

5:00 PM

The Boards of Commissioners of the Housing Authority of the City of Fresno and Housing Authority of Fresno County (Collectively “Fresno Housing” or “Agency”) met in a regular joint session on Tuesday, June 23, 2026, at 1260 Fulton Street, Second Floor Mosaic Conference Room, Fresno, CA 93721. The public was able to join in person and via Zoom.

1. Call to Order

The regular joint meeting was called to order at 5:05 PM by Chair Sharon Williams. Roll call was taken and the Commissioners were present and absent as follows:

COUNTY PRESENT:

Cary Catalano, Chair
Valori Gallaher, Commissioner
John Valdez, Commissioner
Yvonne Dickson, Commissioner
Jacklyn Heinrich, Commissioner

COUNTY ABSENT: Sophia Ramos, Vice Chair

CITY PRESENT:

Sharon Williams, Chair
Emogene Walker, Vice Chair
Ruby Yanez, Commissioner
Paul Idsvoog, Commissioner
Isaiah Green, Commissioner
Michelle Vang, Commissioner
Richard Burrell, Commissioner

CITY ABSENT: None

Also in attendance: Craig Armstrong, General Counsel and Tyrone Roderick Williams, Chief Executive Officer

2. APPROVAL OF THE AGENDA AS POSTED

Chair Williams called for a motion to approve the agenda as posted.

CITY MOTION: Commissioner Idsvoog moved, seconded by Commissioner Green to approve the agenda as posted.

MOTION PASSED: 7-0

COUNTY MOTION: Commissioner Gallaher moved, seconded by Commissioner Valdez to approve the agenda as posted.

MOTION PASSED: 5-0

There were no public comments.

3. PUBLIC COMMENT AND PRESENTATIONS

Several Fresno Housing employees addressed the Boards regarding proposed layoffs, expressing concerns about the potential impact on employees, resident services, Agency operations, and urged the Agency to consider alternatives to workforce reductions.

There were no additional public comments.

4. POTENTIAL CONFLICT OF INTEREST

There were no conflicts of interest.

5. GOVERNANCE MATTERS

a. CEO Report – Presented by Tyrone Roderick Williams, CEO

Mr. Williams reported the following:

- Mr. Williams reported on recent federal housing developments, including Senate passage of the bipartisan 21st Century Road to Housing Act, noting that Congressional appropriations would

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Minutes Adopted:

still be required before the legislation could be implemented. Mr. Williams also shared highlights from the recent Council of Large Public Housing Authorities (CLPHA) Conference, where he served as a panelist discussing operational challenges facing public housing agencies nationwide.

Mr. Williams recognized recent and upcoming agency events, including:

- Workforce Expo at Parc Grove Commons, held May 27, 2026.
- Broadband expansion celebration at Sequoia Courts and Sequoia Courts Terrace, held June 12, 2026.
- Davu Village Groundbreaking scheduled for June 24, 2026, at 11:00 AM.
- Mr. Williams advised the Boards that he would be out of state July 13–17, 2026.
- Mr. Williams noted that Commissioners would be attending the NAHRO Summer Symposium in Nashville and acknowledged Anessa Leydig for coordinating Commissioner travel arrangements.
- Mr. Williams recognized Commissioner Isaiah Green during his final Board meeting and thanked him for his service and contributions to Fresno Housing. Commissioners expressed appreciation for Commissioner Green’s leadership, service, and commitment to the agency.

Note: Commissioners expressed appreciation to Commissioner Green for his leadership, perspective, community involvement, and service. Commissioner Green thanked the Boards, staff, and Agency leadership and acknowledged the employees who spoke during Public Comment, noting the courage required to advocate for themselves during a difficult time.

There was no public comment.

b. COMMISSIONERS REPORT

- Chair Williams reported attending Juneteenth celebrations in West Fresno and expressed appreciation for the community participation and fellowship she observed.
- Chair Williams also reported completing her volunteer service with First 5 and shared that the program had concluded with an event for participating children and families.
- Commissioners acknowledged the Fresno Housing employees who addressed the Boards during Public Comment. They expressed appreciation for the employees’ professionalism and courage and stated that their concerns regarding the proposed layoffs had been heard.
- Commissioners recognized Resident Empowerment staff for providing after-school programming, workshops, and an end-of-school-year celebration for children and residents at Cueva de Oso in Selma.
- Commissioners also reported attending the broadband expansion celebration and noted that residents shared how access to internet service was benefiting their households financially.

There were no public comments.

6. CONSENT AGENDA

Chair Williams called for consideration of the Consent Agenda.

CITY MOTION: Commissioner Idsvoog moved, seconded by Commissioner Green to approve the Consent Agenda.

MOTION PASSED: 7-0

COUNTY MOTION: Commissioner Gallaher moved, seconded by Commissioner Dickson to approve the Consent agenda.

MOTION PASSED: 5-0

There were no public comments.

7. INFORMATION ITEMS

- a. Real Estate Development Update – Presented by Christina Stokes-Johnson, Director of Real Estate Development:
 - Ms. Stokes-Johnson reported that Heritage Estates reached 100 percent completion with all 33 homes sold and that post-homeownership counseling has begun for new homeowners.
 - Mr. Stokes-Johnson also provided updates on the Agency's development pipeline, noting that La Jolla Commons Phase II received an award of 9% Low-Income Housing Tax Credits, Cordillera Commons is currently an alternate award pending another project's pending appeal, and staff plans to resubmit funding applications for 135 Osmun, Victory Village, and potentially Cordillera Commons, if necessary, during the second CTCAC funding round. She also announced that the Davu Village Groundbreaking is scheduled for June 24, 2026.
 - Ms. Stokes-Johnson presented an overview of the Homekey Program, reporting that Fresno Housing has fulfilled its Homekey permanent housing commitments through redevelopment of Promesa Commons, Manzanilla Commons, Davu Village, and transfer of Homekey requirements from Journey Home to The Dakota. She stated that the remaining steps include transferring the remaining Homekey program balance to the Housing Relinquished Fund Corporation for investment in Davu Village and initiating the Surplus Land Act process for the future disposition of the Journey Home property.

Note: Mr. Williams and Commissioners recognized staff for the successful completion of Heritage Estates and Fresno Housing's Homekey initiatives, acknowledging the long-term impact of these investments on affordable housing and neighborhood revitalization.

Public comment: One member of the public commented regarding the proposed disposition of Journey Home and expressed concerns regarding the future ownership and oversight of the property.

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Action Minutes: 6.23.2026
Minutes Adopted:

b. 2027 Agency Annual Plan Timeline – Presented by Marc’ Bady, Chief Impact and Initiatives Officer:

- Mr. Bady provided an overview of the 2027 Agency Annual Plan process, including the Annual PHA Plan, Housing Choice Voucher Administrative Plan, and Admissions and Continued Occupancy Policy.
- Mr. Bady reported that staff would return to the Boards in July with recommended changes, a detailed timeline, and information regarding the public notice process. Resident input, public review, Resident Advisory Board meetings, and Board approval would occur throughout the summer, with the final plans scheduled for submission to the U.S. Department of Housing and Urban Development by October 2026.

Note: Commissioners discussed the importance of resident engagement and public participation during development of the Annual Agency Plan.

There were no public comments.

8. ACTION ITEMS

There were no Action Items.

9. CLOSED SESSION

There was a public comment:

Prior to the Boards convening in Closed Session, a member of the public commented regarding housing quality standards, landlord accountability, and the challenges experienced by Housing Choice Voucher participants living in substandard units.

The speaker also asked whether temporary housing assistance could be provided to medically vulnerable residents while necessary repairs were being completed in their units.

The Boards directed staff to obtain the speaker's contact information, follow up regarding the concerns raised, and report back to the Chief Executive Officer.

The Boards then recessed into Closed Session regarding the following matter:

Conference with Real Property Negotiators

Government Code Section 54956.8

Joint Board Meeting

Action Minutes: 6.23.2026

Minutes Adopted:

Properties:

2150 South Elm Street, Fresno, California 93706

430 B Street, Fresno, California 93706

Agency Negotiators: Tyrone Roderick Williams and Michael Duarte

General Counsel Craig Armstrong reported that there was no reportable action taken during Closed Session.

10. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners of the Housing Authority of the City of Fresno and Housing Authority of Fresno County, the meeting was adjourned at approximately 6:30pm

Tyrone Roderick Williams, Secretary to the Boards of Commissioners

BOARD MEMO



TO:	Boards of Commissioners	AUTHOR:	Deni Dukic
FROM:	Tyrone Roderick Williams, CEO		Assistant Project Manager
MEETING DATE:	July 21, 2026	DEPARTMENT:	Real Estate Development
AGENDA ITEM:	7b	MEMO DATE:	7/7/2026
SUBJECT:	Authorization to Accept CTCAC 9% Low-Income Housing Tax Credit Award, Increase Predevelopment Funding and Submit a RAD/Section 18 Blend Application for Cordillera Commons		

Executive Summary

The purpose of this Board memo is to request various approvals from the Boards of Commissioners related to the financing of the proposed affordable housing development, Cordillera Commons Phase I, located at the corner of W. Colorado Avenue and 5th Street in San Joaquin, California (APNs: 033-210-02S, 033-210-03S, 033-210-04S, 033-210-05S) (the "Project"). The requested actions include approval to accept and ratify an award of 9% Low-Income Housing Tax Credits (LIHTC) from the California Tax Credit Allocation Committee (CTCAC) and authorization to commit additional predevelopment funds in order to finalize all predevelopment activities in preparation for the projects financial closing in late December 2026.

In March, 2026, the Board authorized a predevelopment loan of up to \$450,000. Since that time, the Project has advanced through additional predevelopment activities and funding applications, and costs have continued to rise accordingly. As a result, staff is requesting authorization for an increase to the Housing Relinquished Fund Corporation (HRFC) predevelopment loan of up to \$1,350,000 to cover final predevelopment costs and bring the Project closer to Financial Closing. The predevelopment loan will carry 5% interest for expenses incurred during the predevelopment phase of the project. This additional funding will provide critical resources to advance final design, environmental clearances, impact and other fees, and construction-readiness activities necessary prior to Financial Closing, with all funds fully reimbursable at that time. With this request, the total predevelopment funding commitment would be for an amount of up to \$1,800,000.

Staff is also requesting authorization to accept and ratify a 9% CTCAC award. On April 7, 2026, staff submitted a 9% funding application to CTCAC, and on June 22, 2026, the Project received a reservation letter confirming that it had been officially approved for a 9% Tax Credit Award. The LIHTC reservation equates to approximately \$16,749,303 in tax credit equity toward the development of the Project. Should the Board ratify acceptance of the award, financial closing and construction start are estimated to occur on or around December 31, 2026.

In conjunction with the project financing, staff has been evaluating and pursuing the opportunity to apply for Section 18 disposition under a RAD/Section 18 Blend. It is currently anticipated that twenty (20) Low Income Public Housing units from San Joaquin Apartments will have rental assistance transferred to the Project via Rental Assistance Demonstration (RAD) program. By pursuing a RAD/Section 18 Blend, the Project would be able to capture higher rents comparable to traditional RAD Rents. Staff is proposing submission of an application to the HUD Special Applications Center Technical Assistance (SACTA) Office for the disposition of those units through the Section 18 disposition process.

FRESNO HOUSING

This transfer will require the relocation of residents from the current LIPH site, San Joaquin Apartments, to the future Cordillera Commons Phase I development.

To support the Project's final financing efforts and construction start, Staff is requesting that the Fresno Housing Boards of Commissioners adopt the attached resolution, authorizing a series of significant actions necessary to advance the funding process and the development of the Project.

Recommendation

It is recommended that the Boards of Commissioners of Fresno Housing adopt the attached resolutions approving the necessary actions needed to move forward with authorizing predevelopment funds, acceptance of a Tax Credit award, and authorize Tyrone Roderick Williams, Chief Executive Officer; Michael Duarte, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connection with the approved actions.

1. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to (a) Authorizing a predevelopment loan of up to \$1,350,000 in additional HRFC funds for a total amount of up to \$1,800,000 in total committed funding for the Project.
2. Accept and ratify a 9% CTCAC Award.
3. Authorize submission of a Section 18 application to the HUD SACTA Office for up to twenty (20) LIPH units under a Section 18/RAD Blend transfer of assistance from San Joaquin Apartments.
4. Consider and approve all related activities and actions identified by the Chief Executive Officer.
5. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designees to negotiate and execute documents on behalf of the Housing Authority of Fresno County, CA.
6. Provide for other matters related thereto.

Fiscal Impact

Staff is requesting an increase of up to \$1,350,000 in HRFC funding to be used for predevelopment activities, for a total loan amount of up to \$1,800,000. The predevelopment loan will carry 5% interest. Funds are expected to be repaid from development sources at financial close.

Background

The Cordillera Commons site (APNs: 033-210-01S, 033-210-02S, 033-210-03S, 033-210-04S, 033-210-05S 04-071-5S) is 6.68 acres of vacant land located in the City of San Joaquin and the Authority is developing Phase I on a 3.5-acre portion of total land. The site has been in possession of the Housing Authority of Fresno County. The project will serve families with household sizes between one and four bedrooms with affordability levels between 30%-60% AMI. Staff envisions the project as a transfer of rental assistance from the nearby Low-Income Public Housing properties, San Joaquin Apartments and Taylor Terrace, which have forty-eight combined units in duplex configurations. The properties were built in 1957 and 1968 and are currently in moderate condition.

Past Board Actions

FRESNO HOUSING

- November 2022 – Resolution authorizing the submission of a funding application for HCD’s Permanent Local Housing Allocation (PLHA) Program for Phase I (APNs: 033-210-01-S, 02S, 03S, 04S, 05S) and related matters.
- June 2023 – Resolution authorizing the submission of a funding application for HCD’s Super NOFA Program.
- June 2023 – Authorization to transfer Project-Based Vouchers under HUD’s Rental Assistance Demonstration (RAD) program.
- June 2023 – Formation of San Joaquin Cordillera, LP, a single-purpose limited partnership, with Silvercrest, Inc. as General Partner and San Joaquin Cordillera Commons AGP, LLC as co-General Partner.
- March 2024 – Resolution authorizing the submission of a funding application for HCD’s 2022-2023 HOME Program and approval of Fresno Housing Capital Funds.
- February 2025 – Authorization for: Submission of a funding application for a Federal Home Loan Bank of San Francisco (FHL Bank) Affordable Housing Program Loan.
- February 2026 - Authorization for: Submission of a funding application for a Federal Home Loan Bank of San Francisco (FHL Bank) Affordable Housing Program Loan.
- March 2026 – Authorization for submission of a 9% CTCAC Application, execution of a Purchase and Sale Agreement, Approval of Seller financing in the amount of \$458,000, and a Commitment of \$450,000 in HRFC funds
- May 2026 – Authorization for submission of a California Department of Housing and Community Development (HCD) Multifamily Housing Program (MHP) Gap Funding Application

RESOLUTION



RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION AUTHORIZING THE APPROVAL OF PREDEVELOPMENT FUNDS FOR THE
CORDILLERA COMMONS PHASE I PROJECT**

WHEREAS, the mission of the Housing Authority of the City of Fresno, California ("HACF") includes the development, preservation, and provision of affordable housing units within the City of Fresno; and,

WHEREAS, HACF desires to facilitate the development of certain real property located at the corner of Colorado Avenue and 5th Street in San Joaquin, California (APNs: 033-210-02S, 033-210-03S, 033-210-04S, and 033-210-05S) for the proposed Cordillera Commons Phase I development (the "Project"), consisting of a fifty-one (51) unit new construction affordable housing community to be situated on an approximately 3.5-acre portion of the subject property; and

WHEREAS, on June 22, 2026, the HAFC received a reservation letter from the California Tax Credit Allocation Committee (CTCAC) confirming that it had been officially approved for a 9% award equating to approximately \$16,749,303 in Tax Credit equity; and

WHEREAS, additional predevelopment funding is necessary to advance design, environmental clearances, permitting, construction readiness activities, and other development efforts required prior to financial closing; and

WHEREAS, on March 24, 2026, the Board of Commissioners authorized a predevelopment loan of up to \$450,000 from the Housing Relinquished Fund Corporation ("HRFC") to support advancement of the Project; and

WHEREAS, staff is requesting an additional predevelopment loan of up to \$1,350,000 for a total commitment of \$1,800,000 in predevelopment funds to the Project from the Housing Relinquished Fund Corporation (HRFC), at 5% interest for expenses incurred during the predevelopment phase of the project, with those funds being fully reimbursable at Financial Close; and

NOW THEREFORE, be it resolved that the Board of Commissioners of the Housing Authority of the City of Fresno, CA does hereby Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director and/or their designee, to undertake the following actions needed to move forward with funding application submissions for the Cordillera Commons project (APNs: 033-210-02S, 033-210-03S, 033-210-04S, and 033-210-05S):

RESOLUTION



1. Authorize a, increased loan commitment of up to \$1,350,000 from HRFC, for a total loan of up to \$1,800,000 in predevelopment funds to the Project.
2. Authorize the undertaking of all actions necessary to apply financing to the project, and the execution of any documents related to awards, other grants, operating subsidies and/or private loans and such other sources identified by the Chief Executive Officer.
3. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 21st DAY OF JULY 2026. I, the undersigned, hereby certify the forgoing Resolution was duly adopted by the governing body with the following vote, to wit:

Ayes: ____

Nays: ____

Absent: ____

Abstain: ____

Tyrone Roderick Williams, Secretary of the Board of Commissioners

RESOLUTION



RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

**RESOLUTION AUTHORIZING THE APPROVAL OF PREDEVELOPMENT FUNDS FOR THE
CORDILLERA COMMONS PHASE I PROJECT**

WHEREAS, the mission of the Housing Authority of Fresno County, California ("HAFC") includes the development, preservation, and provision of affordable housing units within the City of Fresno; and,

WHEREAS, HAFC desires to facilitate the development of certain real property located at the corner of Colorado Avenue and 5th Street in San Joaquin, California (APNs: 033-210-02S, 033-210-03S, 033-210-04S, and 033-210-05S) for the proposed Cordillera Commons Phase I development (the "Project"), consisting of a fifty-one (51) unit new construction affordable housing community to be situated on an approximately 3.5-acre portion of the subject property; and

WHEREAS, on June 22, 2026, the HAFC received a reservation letter from the California Tax Credit Allocation Committee (CTCAC) confirming that it had been officially approved for a 9% award equating to approximately \$16,749,303 in Tax Credit equity; and

WHEREAS, additional predevelopment funding is necessary to advance design, environmental clearances, permitting, construction readiness activities, and other development efforts required prior to financial closing; and

WHEREAS, on March 24, 2026, the Board of Commissioners authorized a predevelopment loan of up to \$450,000 from the Housing Relinquished Fund Corporation ("HRFC") to support advancement of the Project; and

WHEREAS, staff is requesting an additional predevelopment loan of up to \$1,350,000 for a total commitment of \$1,800,000 in predevelopment funds to the Project from the Housing Relinquished Fund Corporation (HRFC) at 5% interest for expenses incurred during the predevelopment phase of the project, with those funds being fully reimbursable at Financial Close; and

NOW THEREFORE, be it resolved that the Board of Commissioners of the Housing Authority of Fresno County, CA does hereby Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director and/or their designee, to undertake the following actions needed to move forward with funding application submissions for the Cordillera Commons project (APNs: 033-210-02S, 033-210-03S, 033-210-04S, and 033-210-05S):

RESOLUTION



1. Authorize an increased loan commitment of up to \$1,350,000 from HRFC, for a total loan of up to \$1,800,000 in predevelopment funds to the Project.
2. Authorize the undertaking of all actions necessary to apply financing to the project, and the execution of any documents related to awards, other grants, operating subsidies and/or private loans and such other sources identified by the Chief Executive Officer.
3. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director and/or their designee to execute documents on behalf of the Housing Authority of Fresno County, CA and as administrative general partner of the Partnership; and
4. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 21st DAY OF JULY 2026. I, the undersigned, hereby certify the forgoing Resolution was duly adopted by the governing body with the following vote, to wit:

Ayes: ____

Nays: ____

Absent: ____

Abstain: ____

Tyrone Roderick Williams, Secretary of the Board of Commissioners

RESOLUTION



RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

RESOLUTION OF THE BOARDS OF COMMISSIONERS OF THE HOUSING AUTHORITY OF FRESNO COUNTY, CA APPROVING ACCEPTANCE AND RATIFICATION OF A 9% TCAC AWARD FOR CORDILLERA COMMONS PHASE I (APNS: 033-210-02S, 033-210-03S, 033-210-04S, 033-210-05S) PROJECT AND RELATED ACTIONS.

WHEREAS, the Housing Authority of Fresno County, California (HAFC) seeks to expand the availability of affordable rental housing and homeownership opportunities to low-income and moderate-income households in Fresno County; and

WHEREAS the Authority desires to facilitate the development of a portion of total property located at the corner of Colorado Avenue and 5th Street in San Joaquin, California (APNs: 033-210-02S, 033-210-03S, 033-210-04S, and 033-210-05S) for the proposed Cordillera Commons Phase I development (the "Project"), consisting of a fifty-one (51) unit new construction affordable housing community to be situated on an approximately 3.5-acre portion of the subject property; and

WHEREAS, HAFC acts as the Administrative General Partner of San Joaquin Cordillera, LP in connection with the development of the Project;

WHEREAS, on February 23, 2026, the Board of Commissioners authorized the submission of an application to the California Tax Credit Allocation Committee ("CTCAC") for an allocation of 9% Low-Income Housing Tax Credits ("LIHTCs") and approved a land contribution at appraised value for the Project; and

WHEREAS, on June 22, 2026, the HAFC received a reservation letter from the California Tax Credit Allocation Committee (CTCAC) confirming that it had been officially approved for a 9% award equating to approximately \$16,749,303 in Tax Credit equity; and

WHEREAS, as a result of the 9% TCAC award, staff is requesting an acceptance and ratification of the 9% award along with the appropriate actions needed to see the project through predevelopment activities and financial close, scheduled on or before December 31, 2026; and

NOW THEREFORE, be it resolved that the Board of Commissioners of the Housing Authority of Fresno County, CA does hereby Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director and/or their designee, to undertake the following actions needed to move forward with accepting and ratifying the 9% California Tax Credit Allocation Committee award for the Cordillera Commons project (APNs: 033-210-02S, 033-210-03S, 033-210-04S, and 033-210-05S):

RESOLUTION



1. Authorize the undertaking of all actions necessary to accept and ratify a 9% CTCAC award for approximately \$16,749,303 in tax credit equity; and
2. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director and/or their designee to execute documents on behalf of the Housing Authority of Fresno County, CA and as administrative general partner of the Partnership; and
3. Provide for other matters related thereto

PASSED AND ADOPTED THIS 21st DAY OF JULY 2026. I, the undersigned, hereby certify the forgoing Resolution was duly adopted by the governing body with the following vote, to wit:

Ayes: ____

Nays: ____

Absent: ____

Abstain: ____

Tyrone Roderick Williams, Secretary of the Board of Commissioners

RESOLUTION



RESOLUTION NO. _____

**BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF FRESNO COUNTY**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF FRESNO COUNTY
AUTHORIZING THE SUBMISSION OF A SECTION 18 APPLICATION TO THE DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT FOR UP TO TWENTY (20) UNITS AS PART OF A RENTAL ASSISTANCE
DEMONSTRATION (RAD) SECTION 18 BLEND FOR CORDILLERA COMMONS PHASE I PROJECT (APNS: 033-
210-02S, 033-210-03S, 033-210-04S, 033-210-05S).**

WHEREAS, the Housing Authority of Fresno County, California (HAFC) seeks to expand the availability of affordable rental housing and homeownership opportunities to low-income and moderate-income households in Fresno County; and

WHEREAS the Authority desires to facilitate the development of a portion of total property located at the corner of Colorado Avenue and 5th Street in San Joaquin, California (APNs: 033-210-02S, 033-210-03S, 033-210-04S, and 033-210-05S) for the proposed Cordillera Commons Phase I development (the "Project"), consisting of a fifty-one (51) unit new construction affordable housing community to be situated on an approximately 3.5-acre portion of the subject property; and

WHEREAS, the San Joaquin Apartments CHAP (the "Portfolio") includes low-income public housing units; and,

WHEREAS, utilized RAD Subsidies from the Portfolio and utilization of the Section 18 program allows for the Project development to operate more effectively as a low-income housing development; and,

WHEREAS, in order to improve and maintain affordability for residents, the Authority desires to use any and all provisions in the RAD program notice, such as Transfer of Assistance, de-minimis reduction of units, the RAD Section 18 Blend for assistance in units, conversion, demolition, disposition, PIH Section 18, and Low-Income Housing Tax Credits; and,

WHEREAS, the aforementioned RAD program notices will preserve the residents' relocation requirements, including, but not limited to the resident notice and meeting requirements, the right to return, and relocation assistance and payments, per the RAD Fair Housing, Civil Rights, and Relocation Notice PIH 2016-17 Section 6 and the Uniform Relocation Assistance and Real Property Acquisition Act; and,

WHEREAS, the Authority intends to apply for Section 18 disposition for up to twenty (20) units as part of a RAD/Section 18 blend;

RESOLUTION



NOW THEREFORE, be it resolved that the Board of Commissioners of the Housing Authority of Fresno County, CA does hereby Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director and/or their designee, to undertake the following actions needed to move forward with the submission of a RAD/Section 18 Blend application for the Cordillera Commons Phase I project (APNs: 033-210-02S, 033-210-03S, 033-210-04S, and 033-210-05S):

1. The Board authorizes the submission of a Section 18 Demolition/Disposition program application to the U.S. Department of Housing and Urban Development (HUD) for the twenty (20) Low-Income Public Housing (LIPH) units from the San Joaquin Apartments development as part of a RAD/Section 18 Blend for Project Based Voucher (PBV) subsidy in support of the Cordillera Commons Phase I project located on Colorado Avenue and 5th Street in the City of San Joaquin, California (APNs: 033-210-02S, 033-210-03S, 033-210-04S, and 033-210-05S); and
2. The Board authorizes the use of RAD tools, including but not limited to, Transfer of Assistance, de minimis unit reduction, RAD/Section 18 blend, demolition and disposition under PIH Notice 2018-04 (or subsequent guidance), and other applicable RAD and Section 18 provisions to facilitate the conversion and redevelopment process.
3. The Board authorizes and directs Tyrone Roderick Williams, Chief Executive Officer; Michael Duarte, Deputy Executive Officer; and/or their designees to prepare, negotiate, and execute all documents and undertake all actions necessary and proper to carry out the intent of this resolution, including but not limited to, the RAD application, Section 18 application, resident notifications, and agreements with HUD and other relevant parties
4. This resolution further authorizes staff to take all actions necessary to ensure compliance with HUD program requirements, including relocation planning, public noticing, and preservation of resident right in accordance with the RAD Fair Housing, Civil Rights, and Relocation Notice (PIH 2016-17) and the Uniform Relocation Assistance and Real Property Acquisition Act (URA).
5. Provide for other matters related thereto

RESOLUTION



PASSED AND ADOPTED THIS 21st DAY OF JULY 2026. I, the undersigned, hereby certify the forgoing Resolution was duly adopted by the governing body with the following vote, to wit:

Ayes: ____

Nays: ____

Absent: ____

Abstain: ____

Tyrone Roderick Williams, Secretary of the Board of Commissioners

BOARD MEMO



TO:	Boards of Commissioners	AUTHOR:	Christina Stokes-Johnson
FROM:	Tyrone Roderick Williams, CEO		Director
MEETING DATE:	07/21/2026	DEPARTMENT:	Real Estate Development
AGENDA ITEM:	7c	MEMO DATE:	07/14/2026
SUBJECT:	Consideration of Approval of Restore-Rebuild Mixed-Finance Development Proposals and Section 8 Assistance Platform Selections		

Executive Summary

The purpose of this item is to request approval of multiple Restore-Rebuild Mixed-Finance Development Proposals (MFDPs) and the associated Section 8 assistance platform selections required by the U.S. Department of Housing and Urban Development (HUD) for projects being advanced under HUD's Restore-Rebuild Program (formerly Faircloth-to-RAD).

On April 28, 2026, the Boards of Commissioners authorized staff to pursue Restore-Rebuild applications utilizing the Agencies' available Faircloth authority. Since that authorization, Fresno Housing has received Notices of Anticipated RAD Rents (NARRs) from HUD for several proposed developments. The next step in HUD's approval process is submission of either evidence of an LIHTC application or a Mixed-Finance Development Proposal (MFDP) for each project.

HUD requires Board approval of each MFDP, selection of the applicable long-term Section 8 assistance platform, and authorization for staff to execute the required HUD documents prior to completing its review.

The accompanying resolutions pertain to the following proposed developments:

- The Roos @ Fulton Forum
- Fulton Forum Phases II, III, and IV
- Herndon/Hayes (Northwest Fresno)
- Summer Hill (Southwest Fresno)
- The Courtyards at Whitesbridge (Kerman)

Victory Village is submitting a 2026 2nd Round 9% LIHTC application, and is therefore excluded from the MFDP requirement.

Recommendation

It is recommended that the Board of Commissioners of Fresno Housing authorize the following actions:

1. Approve the Restore-Rebuild Mixed-Finance Development Proposal (MFDP) for each project identified in the accompanying resolutions.

FRESNO HOUSING

2. Approve the Project-Based Voucher (PBV) Section 8 assistance platform for each proposed development, as identified in the accompanying resolutions.
3. Authorize Tyrone Roderick Williams, the Chief Executive Officer, Michael Duarte, the Deputy Executive Director, and/or their designee to execute HUD Form 50157, submit each MFDP through HUD's RAD Resource Desk, and execute all additional documents required by HUD to obtain approval of the proposed Restore-Rebuild developments.

Fiscal Impact

There is no immediate fiscal impact associated with this action. Approval authorizes submission of the MFDPs to HUD for review and consideration. Any future financing commitments, development agreements, partnership documents, or other implementation actions requiring Board approval will be presented separately as each project advances.

Background

HUD's Restore-Rebuild Program enables public housing authorities to utilize available Faircloth authority to develop new affordable housing supported by long-term Section 8 rental assistance. As part of the Restore-Rebuild approval process, HUD requires submission of a Mixed-Finance Development Proposal (MFDP) for each proposed development. The MFDP provides HUD with detailed information regarding the proposed development, financing structure, ownership entity, development budget, sources and uses of funds, and long-term operating plan.

HUD also requires certification that the governing board has approved each MFDP and selected the applicable long-term Section 8 assistance platform. The attached resolutions satisfy these HUD requirements for each proposed development and authorize staff to proceed with HUD's review process.

Approval of these resolutions does not obligate Fresno Housing to close financing or commence construction on any individual project. Following HUD approval, staff will continue to assemble financing, complete project due diligence, and return to the Boards of Commissioners for approval of financing commitments, development agreements, partnership documents, and other project-specific implementation actions, as required.

RESOLUTION



RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION APPROVING THE RESTORE-REBUILD MIXED-FINANCE DEVELOPMENT PROPOSAL
AND PROGRAM PLATFORM SELECTION FOR THE HERNDON & HAYES PROJECT**

WHEREAS, the Housing Authority of the City of Fresno, California (the "Authority") seeks to restore lost affordable housing options and maximize its available Faircloth authority by developing new affordable rental units; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) administers the Restore-Rebuild initiative, allowing public housing authorities to seamlessly merge public housing Mixed-Finance development with a Rental Assistance Demonstration (RAD) conversion; and

WHEREAS, the Authority submitted a request and maintains an active Notice of Anticipated RAD Rents (NARR) from HUD for ninety-five (95) units at Herndon & Hayes located near the southeast corner of Herndon Avenue and Hayes Avenue in northwest Fresno (APN: 506-010-14T); and

WHEREAS, HUD requires a formal Certification of Board Approval of the RAD Conversion and specific program platform selection prior to evaluating a Mixed Finance Development Proposal (MFDP);

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby:

1. Approves the submission of the Restore-Rebuild Mixed-Finance Development Proposal (MFDP) for the new construction of ninety-six (96) Units affordable housing units at the Herndon & Hayes project.
2. Selects and authorizes the Project-Based Vouchers (PBV) program platform for the long-term Section 8 Housing Assistance Payments (HAP) contract.
3. Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee is authorized to sign, submit, and execute the HUD Form 50157, all subsequent RAD Resource Desk submissions, financing commitments, and HUD legal evidentiary documents required to successfully close this transaction.

RESOLUTION



PASSED AND ADOPTED THIS 21st DAY OF JULY, 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sharon Williams
Chair, Board of Commissioners

RESOLUTION



RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION APPROVING RESTORE-REBUILD MIXED-FINANCE DEVELOPMENT PROPOSAL AND
PROGRAM PLATFORM SELECTION FOR SUMMER HILL**

WHEREAS, the Housing Authority of the City of Fresno, California (the "Authority") seeks to restore lost affordable housing options and maximize its available Faircloth authority by developing new affordable rental units; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) administers the Restore-Rebuild initiative, allowing public housing authorities to seamlessly merge public housing Mixed-Finance development with a Rental Assistance Demonstration (RAD) conversion; and

WHEREAS, the Authority submitted a request and maintains an active Notice of Anticipated RAD Rents (NARR) from HUD for thirteen (13) units at Summer Hill at 2150 S Elm Ave., Fresno, CA, 93706; and

WHEREAS, HUD requires a formal Certification of Board Approval of the RAD Conversion and specific program platform selection prior to evaluating a Mixed Finance Development Proposal (MFDP);

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby:

1. Approves the submission of the Restore-Rebuild Mixed-Finance Development Proposal (MFDP) for the acquisition of fifty (50) affordable housing units at Summer Hill.
2. Selects and authorizes the Project-Based Vouchers (PBV) program platform for the long-term Section 8 Housing Assistance Payments (HAP) contract.
3. Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee is authorized to sign, submit, and execute the HUD Form 50157, all subsequent RAD Resource Desk submissions, financing commitments, and HUD legal evidentiary documents required to successfully close this transaction.

RESOLUTION



PASSED AND ADOPTED THIS 21st DAY OF JULY, 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sharon Williams
Chair, Board of Commissioners

RESOLUTION



RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION APPROVING THE RESTORE-REBUILD MIXED-FINANCE DEVELOPMENT PROPOSAL
AND PROGRAM PLATFORM SELECTION FOR THE ROOS @ FULTON FORUM AFFORDABLE HOUSING
DEVELOPMENT**

WHEREAS, the Housing Authority of the City of Fresno, California (the "Authority") seeks to restore lost affordable housing options and maximize its available Faircloth authority by developing new affordable rental units; and

WHEREAS, the Housing Authority of the City of Fresno ("Authority") is committed to the development of affordable housing and seeks to secure financing for The Roos @ Fulton Forum ("Project"), the first phase of a multi-phase development involving the construction of 124 new units and ground-floor commercial space on a 0.55-acre parcel in Downtown Fresno, California; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) administers the Restore-Rebuild initiative, allowing public housing authorities to seamlessly merge public housing Mixed-Finance development with a Rental Assistance Demonstration (RAD) conversion; and

WHEREAS, the Authority submitted a request and maintains an active Notice of Anticipated RAD Rents (NARR) from HUD for up to 31 units at the proposed affordable housing development currently identified as "The Roos @ Fulton Forum" (the "Project") located in Downtown Fresno (APN 466-153-15T); and

WHEREAS, HUD requires a formal Certification of Board Approval of the RAD Conversion and specific program platform selection prior to evaluating a Mixed Finance Development Proposal (MFDP);

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby:

1. Approves the submission of the Restore-Rebuild Mixed-Finance Development Proposal (MFDP) for the new construction of up to 124 units of affordable housing units at The Roos @ Fulton Forum.
2. Selects and authorizes the Project-Based Vouchers (PBV) program platform for the long-term Section 8 Housing Assistance Payments (HAP) contract.
3. Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee is authorized to sign, submit, and execute the HUD Form 50157, all subsequent RAD Resource Desk submissions, financing commitments, and HUD legal evidentiary documents required to successfully close this transaction.

RESOLUTION



PASSED AND ADOPTED THIS 21st DAY OF JULY, 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sharon Williams
Chair, Board of Commissioners

RESOLUTION



RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION APPROVING THE RESTORE-REBUILD MIXED-FINANCE DEVELOPMENT PROPOSAL
AND PROGRAM PLATFORM SELECTION FOR THE FULTON FORUM PHASE II AFFORDABLE HOUSING
DEVELOPMENT**

WHEREAS, the Housing Authority of the City of Fresno, California (the "Authority") seeks to restore lost affordable housing options and maximize its available Faircloth authority by developing new affordable rental units; and

WHEREAS, the Housing Authority of the City of Fresno ("Authority") is committed to the development of affordable housing and seeks to secure financing for Fulton Forum Phase II ("Project"), the second phase of a multi-phase development involving the construction of up to 96 new units and ground-floor commercial space in Downtown Fresno, California; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) administers the Restore-Rebuild initiative, allowing public housing authorities to seamlessly merge public housing Mixed-Finance development with a Rental Assistance Demonstration (RAD) conversion; and

WHEREAS, the Authority submitted a request and maintains an active Notice of Anticipated RAD Rents (NARR) from HUD for up to 64 units at the proposed affordable housing development currently identified as "Fresno Fulton Forum Phase II" (the "Project") located in Downtown Fresno (APN 466-153-18); and

WHEREAS, HUD requires a formal Certification of Board Approval of the RAD Conversion and specific program platform selection prior to evaluating a Mixed Finance Development Proposal (MFDP);

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby:

1. Approves the submission of the Restore-Rebuild Mixed-Finance Development Proposal (MFDP) for the new construction of up to 84 units of affordable housing units at Fresno Fulton Forum Phase II.
2. Selects and authorizes the Project-Based Vouchers (PBV) program platform for the long-term Section 8 Housing Assistance Payments (HAP) contract.
3. Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee is authorized to sign, submit, and execute the HUD Form 50157, all subsequent RAD Resource Desk submissions, financing commitments, and HUD legal evidentiary documents required to successfully close this transaction.

RESOLUTION



PASSED AND ADOPTED THIS 21st DAY OF JULY, 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sharon Williams
Chair, Board of Commissioners

RESOLUTION



RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION APPROVING THE RESTORE-REBUILD MIXED-FINANCE DEVELOPMENT PROPOSAL
AND PROGRAM PLATFORM SELECTION FOR THE FULTON FORUM PHASE III AFFORDABLE HOUSING
DEVELOPMENT**

WHEREAS, the Housing Authority of the City of Fresno, California (the "Authority") seeks to restore lost affordable housing options and maximize its available Faircloth authority by developing new affordable rental units; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) administers the Restore-Rebuild initiative, allowing public housing authorities to seamlessly merge public housing Mixed-Finance development with a Rental Assistance Demonstration (RAD) conversion; and

WHEREAS, the Authority submitted a request and maintains an active Notice of Anticipated RAD Rents (NARR) from HUD for up to 66 units at the proposed affordable housing development currently identified as "Fulton III" (the "Project") located at the Northwest Corner of Tuolumne Street and Van Ness Street (APN 466-153-15T); and

WHEREAS, HUD requires a formal Certification of Board Approval of the RAD Conversion and specific program platform selection prior to evaluating a Mixed Finance Development Proposal (MFDP);

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby:

1. Approves the submission of the Restore-Rebuild Mixed-Finance Development Proposal (MFDP) for the new construction of up to 119 units of affordable housing units at Fulton IV.
2. Selects and authorizes the Project-Based Vouchers (PBV) program platform for the long-term Section 8 Housing Assistance Payments (HAP) contract.
3. Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee is authorized to sign, submit, and execute the HUD Form 50157, all subsequent RAD Resource Desk submissions, financing commitments, and HUD legal evidentiary documents required to successfully close this transaction.

PASSED AND ADOPTED THIS 21st DAY OF JULY, 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

RESOLUTION



ABSENT:

ABSTAIN:

Sharon Williams
Chair, Board of Commissioners

RESOLUTION



RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION APPROVING THE RESTORE-REBUILD MIXED-FINANCE DEVELOPMENT PROPOSAL
AND PROGRAM PLATFORM SELECTION FOR THE FULTON FORUM IV AFFORDABLE HOUSING
DEVELOPMENT**

WHEREAS, the Housing Authority of the City of Fresno, California (the "Authority") seeks to restore lost affordable housing options and maximize its available Faircloth authority by developing new affordable rental units; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) administers the Restore-Rebuild initiative, allowing public housing authorities to seamlessly merge public housing Mixed-Finance development with a Rental Assistance Demonstration (RAD) conversion; and

WHEREAS, the Authority submitted a request and maintains an active Notice of Anticipated RAD Rents (NARR) from HUD for up to 66 units at the proposed affordable housing development currently identified as "Fulton IV" (the "Project") located at the Northwest Corner of Tuolumne Street and Fulton Street (APN 466-206-56T (a portion)); and

WHEREAS, HUD requires a formal Certification of Board Approval of the RAD Conversion and specific program platform selection prior to evaluating a Mixed Finance Development Proposal (MFDP);

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby:

1. Approves the submission of the Restore-Rebuild Mixed-Finance Development Proposal (MFDP) for the new construction of up to 119 units of affordable housing units at Fulton IV.
2. Selects and authorizes the Project-Based Vouchers (PBV) program platform for the long-term Section 8 Housing Assistance Payments (HAP) contract.
3. Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee is authorized to sign, submit, and execute the HUD Form 50157, all subsequent RAD Resource Desk submissions, financing commitments, and HUD legal evidentiary documents required to successfully close this transaction.

PASSED AND ADOPTED THIS 21st DAY OF JULY, 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

RESOLUTION



ABSENT:

ABSTAIN:

Sharon Williams
Chair, Board of Commissioners

RESOLUTION



RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

**RESOLUTION APPROVING THE RESTORE-REBUILD MIXED-FINANCE DEVELOPMENT PROPOSAL AND
PROGRAM PLATFORM SELECTION FOR THE COURTYARDS AT WHITESBRIDGE**

WHEREAS, the Housing Authority of Fresno County, California (the "Authority") seeks to restore lost affordable housing options and maximize its available Faircloth authority by developing new affordable rental units; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) administers the Restore-Rebuild initiative, allowing public housing authorities to seamlessly merge public housing Mixed-Finance development with a Rental Assistance Demonstration (RAD) conversion; and

WHEREAS, the Authority submitted a request and maintains an active Notice of Anticipated RAD Rents (NARR) from HUD for forty-eight (48) units at The Courtyards at Whitesbridge located in Kerman, CA; and

WHEREAS, HUD requires a formal Certification of Board Approval of the RAD Conversion and specific program platform selection prior to evaluating a Mixed Finance Development Proposal (MFDP);

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, hereby:

1. Approves the submission of the Restore-Rebuild Mixed-Finance Development Proposal (MFDP) for the new construction of seventy-six (76) affordable housing units at The Courtyards at Whitesbridge.
2. Selects and authorizes the Project-Based Vouchers (PBV) program platform for the long-term Section 8 Housing Assistance Payments (HAP) contract.
3. Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee is authorized to sign, submit, and execute the HUD Form 50157, all subsequent RAD Resource Desk submissions, financing commitments, and HUD legal evidentiary documents required to successfully close this transaction.

RESOLUTION



PASSED AND ADOPTED THIS 21st DAY OF JULY, 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Cary Catalano
Chair, Board of Commissioners

BOARD MEMO



TO:	Boards of Commissioners	AUTHOR:	Jaicee Berber
FROM:	Tyrone Roderick Williams, CEO		Assistant Project Manager
MEETING DATE:	07/21/2026	DEPARTMENT:	Real Estate Development
AGENDA ITEM:	7d	MEMO DATE:	07/06/2026
SUBJECT:	Consideration of the Submission of Applications to the City of Fresno Affordable Housing Development Notice of Funding Availability (NOFA) – The Roos @ Fulton Forum Development; Herndon & Hayes Development		

Executive Summary

The purpose of this Board Memo is to request certain approvals from the Board of Commissioners related to the new development properties known as The Roos @ Fulton Forum and Herndon & Hayes (the “Project”). The Roos @ Fulton Forum envisions the new construction of up to 124 multifamily affordable units on an approximately 0.55-acre parcel located at 1302 Fulton Street in Downtown Fresno, on the northeast corner of Fulton Street and Merced Street. The Herndon & Hayes project envisions the new construction of up to 96 multifamily affordable units on an approximately 4.86-acre portion of total land located near the southeast corner of Herndon Avenue and Hayes Avenue in northwest Fresno (APN: 506-010-14T).

On June 8, 2026 the City of Fresno released the Affordable Housing Development (AHD) Notice of Funding Availability (NOFA) that is proposing to provide funding through various federal and/or state programs to construct new affordable housing, or complete substantial rehabilitation to existing housing. Staff plans to submit an application for both The Roos @ Fulton Forum site and the Herndon & Hayes site for a funding amount up to \$2,804,486.73 in HOME Investment Partnerships (HOME) funding and program income and up to \$3,262,130 in Permanent Local Housing Allocation (PLHA) funding each. Staff will continue to evaluate the projects and will return to the Boards regarding future financing applications. It is possible that the City of Fresno will award less than the amount of funds requested.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno, CA adopt the attached resolution approving the necessary actions needed to move forward with the funding application submissions for The Roos @ Fulton Forum and the Herndon & Hayes project and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connection with the approved actions.

- Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to (a) submission of an Affordable Housing NOFA application for the 2026 round requesting up to \$2,804,486.73 in HOME funding and up to \$3,262,130 in PLHA funding, (b) other grants, operating subsidies and/or private loans, and such other sources identified by the Chief Executive Officer.

FRESNO HOUSING

- Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designees to negotiate and execute documents on behalf of the Housing Authority of the City of Fresno, CA.
- Provide for other matters related thereto.

Fiscal Impact

No fiscal impact at this time.

Background Information

The Fulton Forum development area is comprised of a series of contiguous parcels in Downtown Fresno. The subject property area is generally bound between Tuolumne Street, Merced Street, Van Ness Avenue, and Congo Alley and includes a 0.55-acre parcel (466-153-14), a 0.52-acre parcel (466-153-15), a 0.65-acre parcel (466-153-18) and a 1.41-acre parcel (466-206-56T) in downtown Fresno, CA. The full proposed development area consisting of all parcels could accommodate up to 600 units of multifamily affordable housing. All subject parcels are currently zoned DTC- Downtown Core, which allows for a variety of mixed uses, including residential housing.

The 0.55-acre parcel, known as The Roos @ Fulton Forum, located at the corner of Fulton Street and Merced Street includes a vacant building, formerly a CVS Pharmacy. The Roos @ Fulton Forum development will consist of 124 units and will include Studio, 1- & 2-bedroom apartments with affordability levels ranging from 30%-60% AMI. The project will have a commercial retail component on the ground floor as well as amenities to accommodate tenants and Property Management functions.

The Herndon & Hayes development area is located on the southeast corner of Herndon Avenue and Hayes Avenue in northwest Fresno, and includes a 4.86-acre portion of total land (APN: 506-010-14T). The proposed development is anticipated to support up to 96 units of multifamily affordable housing. It is possible that the ultimate development built may vary in scope as described here but shall be substantially similar as intended.

Past Board Actions

- May 2026 – Authorization to Apply for the City of Fresno Local Housing Trust Fund Notice of Funding Availability.
- August 2025 – Authorization to Apply for the City of Fresno Affordable Housing Development Notice of Funding Availability

RESOLUTION



RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE CITY OF FRESNO'S 2026 AFFORDABLE HOUSING DEVELOPMENT NOTICE OF FUNDING AVAILABILITY FOR THE ROOS @ FULTON FORUM PROJECT IN DOWNTOWN FRESNO

WHEREAS, the Housing Authority of the City of Fresno, California ("the Agency") seeks to expand the development and availability of long-term housing for low and moderate-income households residing in Fresno County, California ("the County"); and,

WHEREAS, the Agency is exploring a partnership with the City of Fresno to develop several properties located in Downtown Fresno, including The Roos @ Fulton Forum site (APN 466-206-56T) and adjacent property (APNs: 466-153-14, 466-153-15, & 466-153-18); and

WHEREAS, it is anticipated that the proposed first phase, The Roos @ Fulton Forum, may consist of 124 residential units, and gap financing will be necessary as part of the financing plan; and

WHEREAS, the City of Fresno has issued a Notice of Funding Availability on June 8, 2026 for funding of new construction of affordable rental housing available through the Affordable Housing Development Notice of Funding Availability (NOFA) due August 31, 2026; and

WHEREAS, the Agency desires to submit a funding application to the City of Fresno to request up to \$2,804,486.73 in HOME Investment Partnerships (HOME) funding and program income and up to \$3,262,130 in Permanent Local Housing Allocation (PLHA) funding to help facilitate the Downtown Fresno rental housing development;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA hereby authorizes the necessary actions needed to submit an application to the City of Fresno for The Roos @ Fulton Forum project and/or subsequent phase in response to Affordable Housing Development Notice of Funding Availability, and authorize Tyrone Roderick Williams, the Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connection with the approved actions:

1. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to (a) submission of an Affordable Housing NOFA application for the 2026 round requesting up to \$2,804,486.73 in HOME funding and up to \$3,262,130 in PLHA funding, (b) other grants,

RESOLUTION



operating subsidies and/or private loans, and such other sources identified by the Chief Executive Officer; and

2. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director and/or their designee to execute documents on behalf of the Housing Authority of the City of Fresno, CA; and
3. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 21st DAY OF JULY, 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

RESOLUTION



RESOLUTION NO. _____

**BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF FRESNO**

**RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE CITY OF FRESNO'S 2026
AFFORDABLE HOUSING DEVELOPMENT NOTICE OF FUNDING AVAILABILITY FOR THE HERNDON &
HAYES PROJECT IN NORTHWEST FRESNO**

WHEREAS, the Housing Authority of the City of Fresno, California ("the Agency") seeks to expand the development and availability of long-term housing for low and moderate-income households residing in Fresno County, California ("the County"); and,

WHEREAS, the Agency is exploring a partnership with the City of Fresno to develop several properties throughout the City, including the anticipated Herndon & Hayes site (APN: 506-010-14T); and

WHEREAS, it is anticipated that the proposed development may consist of up to 96 residential units, and gap financing will be necessary as part of the overall financing plan; and

WHEREAS, the City of Fresno has issued a Notice of Funding Availability on June 8, 2026 for the funding of new construction of affordable rental housing available through the Affordable Housing Development Notice of Funding Availability (NOFA) due August 31, 2026; and

WHEREAS, the Agency desires to submit a funding application to the City of Fresno to request up to \$2,804,486.73 in HOME Investment Partnerships (HOME) funding and up to \$3,262,130 in Permanent Local Housing Allocation (PLHA) funding to help facilitate the rental housing development known as Herndon & Hayes located in Northwest Fresno;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA hereby authorizes the necessary actions needed to submit an application to the City of Fresno for the Herndon & Hayes project in response to Affordable Housing Development Notice of Funding Availability, and authorize Tyrone Roderick Williams, the Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connection with the approved actions:

1. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to (a) submission of an Affordable Housing NOFA application for the 2026 round requesting up to \$2,804,486.73 in HOME funding and up to \$3,262,130 in PLHA funding, (b) other grants, operating subsidies and/or private loans, and such other sources identified by the Chief Executive Officer; and

RESOLUTION



2. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director and/or their designee to execute documents on behalf of the Housing Authority of the City of Fresno, CA; and
3. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 21st DAY OF JULY, 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

BOARD MEMO



TO:	Boards of Commissioners	AUTHOR:	Christina Stokes-Johnson
FROM:	Tyrone Roderick Williams, CEO		Director
MEETING DATE:	07/21/2026	DEPARTMENT:	Real Estate Development
AGENDA ITEM:	7e	MEMO DATE:	07/14/2026
SUBJECT:	Request for Increase in HRFC Pre-Development Funding – RAD Planning Funding Increase for Restore-Rebuild Projects		

Executive Summary

The purpose of this memo is to request an increase in Pre-Development funding from the Housing Relinquished Fund Corporation (HRFC). On April 28, 2026, the Boards of Commissioners of Fresno Housing (FH) approved an allocation of up to \$500,000 in Pre-Development funding from HRFC to support Rental Assistance Demonstration (RAD) Planning /Restore Rebuild Application activities.

Since that time, staff has advanced significant due diligence and Pre-Development work necessary to position the RAD portfolio for successful conversion and rehabilitation. These efforts have included, but are not limited to, environmental reviews, architectural and engineering assessments, financial structuring, legal services, and other third-party reports required to secure financing and entitlements.

In order to continue advancing these projects without disruption, staff is requesting an increase in the previously approved Pre-Development funding allocation from \$500,000 to \$750,000. The additional funding will ensure sufficient resources are available to complete remaining Pre-Development activities, maintain project timelines, and preserve the viability of the RAD conversions.

Pre-Development expenses will continue to include a variety of costs related to the RAD sites, such as environmental reports, legal fees, architectural and engineering services, financing application costs, and other due diligence items. As with prior approvals, all Pre-Development costs will be repaid to HRFC at the time of each project's financial closing.

Recommendation

It is recommended that the Board of Commissioners of Fresno Housing adopt the attached resolution approving an increase in the HRFC Pre-Development loan for Rental Assistance Demonstration (RAD) Planning from \$500,000 to an amount not to exceed \$750,000, and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee to execute all agreements and ancillary documents in connection therewith.

Fiscal Impact

FRESNO HOUSING

Staff is requesting up to \$750,000 to support RAD Pre-Development activities from the Housing Relinquished Fund Corporation. All Pre-Development costs will be repaid to HRFC at the time of each project's financial closing.

RESOLUTION



RESOLUTION NO. _____

**BEFORE THE BOARDS OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF FRESNO**

**RESOLUTION TO APPROVE AN INCREASE IN A PRE-DEVELOPMENT LOAN FROM THE HOUSING
RELINQUISHED FUND CORPORATION FOR RENTAL ASSISTANCE DEMONSTRATION (RAD) PLANNING**

WHEREAS, the Housing Authority of the City of Fresno ("the Authority") seeks to expand the development and availability of long-term housing for low- and moderate-income households residing in the City of Fresno ("the City"); and,

WHEREAS, the U.S. Department of Housing and Urban Development is conducting a demonstration program that allows the conversion of public housing subsidy under the Rental Assistance Demonstration (RAD) program; and

WHEREAS, the conversion of public housing subsidy will allow for much-needed rehabilitation and long-term preservation of the housing stock; and

WHEREAS, staff has performed an evaluation process of the Agency's existing public housing portfolio and identified multiple sites suitable for RAD conversion; and

WHEREAS, on April 28, 2026, the Board approved a Pre-Development loan in an amount not to exceed \$500,000 for RAD Planning; and

WHEREAS, staff is requesting an increase to the Pre-Development loan in an amount not to exceed \$750,000 for RAD Planning; and

WHEREAS, additional funding is necessary to complete required due diligence, secure financing, and advance projects to closing; and

WHEREAS, Pre-Development funds are necessary to proceed with environmental reports, legal services, architectural and engineering work, financing applications, and other related activities;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno does hereby resolve that Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee are authorized to increase the HRFC Pre-Development loan for Rental Assistance Demonstration (RAD) Planning to an amount not to exceed \$750,000, and to execute all agreements and ancillary documents in connection therewith.

RESOLUTION



PASSED AND ADOPTED THIS 21st DAY OF July, 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

RESOLUTION



RESOLUTION NO. _____

**BEFORE THE BOARDS OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF FRESNO COUNTY**

**RESOLUTION TO APPROVE AN INCREASE IN A PRE-DEVELOPMENT LOAN FROM THE HOUSING
RELINQUISHED FUND CORPORATION FOR RENTAL ASSISTANCE DEMONSTRATION (RAD) PLANNING**

WHEREAS, the Housing Authority of Fresno County ("the Authority") seeks to expand the development and availability of long-term housing for low- and moderate-income households residing in the County of Fresno ("the County"); and,

WHEREAS, the U.S. Department of Housing and Urban Development is conducting a demonstration program that allows the conversion of public housing subsidy under the Rental Assistance Demonstration (RAD) program; and

WHEREAS, the conversion of public housing subsidy will allow for much-needed rehabilitation and long-term preservation of the housing stock; and

WHEREAS, staff has performed an evaluation process of the Agency's existing public housing portfolio and identified multiple sites suitable for RAD conversion; and

WHEREAS, on April 28, 2026, the Board approved a Pre-Development loan in an amount not to exceed \$500,000 for RAD Planning; and

WHEREAS, staff is requesting an increase to the Pre-Development loan in an amount not to exceed \$750,000 for RAD Planning; and

WHEREAS, additional funding is necessary to complete required due diligence, secure financing, and advance projects to closing; and

WHEREAS, Pre-Development funds are necessary to proceed with environmental reports, legal services, architectural and engineering work, financing applications, and other related activities;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County does hereby resolve that Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee are authorized to increase the HRFC Pre-Development loan for Rental Assistance Demonstration (RAD) Planning to an amount not to exceed \$750,000, and to execute all agreements and ancillary documents in connection therewith.

RESOLUTION



PASSED AND ADOPTED THIS 21st DAY OF July, 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

BOARD MEMO



TO:	Boards of Commissioners	AUTHOR:	Eriny Xiong
FROM:	Tyrone Roderick Williams, CEO		Assistant Project Manager
MEETING DATE:	July 21, 2026	DEPARTMENT:	Real Estate Development
AGENDA ITEM:	7f	MEMO DATE:	7/10/2026
SUBJECT:	Authorization to Submit a Section 18 Disposition Application Under a RAD/Section 18 Blend for La Joya Commons II		

Executive Summary

The purpose of this Board memo is to request approvals from the Boards of Commissioners related to the development of an affordable housing property being contemplated at 1501 Clyde Fannon Drive, Firebaugh, CA 93622 (APN: 007-140-20ST), commonly known as La Joya Commons II (the "Project"). The requested actions include authorization to submit a Section 18 disposition application to HUD under a RAD/Section 18 Blend and to transfer eighteen (18) Low-Income Public Housing (LIPH) units from Mendoza Terrace I & II to the Project through the Rental Assistance Demonstration (RAD) program.

Staff has been evaluating and pursuing the opportunity to apply for Section 18 disposition under a RAD/Section 18 Blend. It is currently anticipated that eighteen (18) LIPH units from Mendoza Terrace I & II will have rental assistance transferred to the Project via RAD. By pursuing a RAD/Section 18 Blend, the Project would be able to capture higher rents comparable to traditional RAD Rents. Staff is proposing submission of an application to the HUD SACTA Office for the disposition of those units through the Section 18 disposition process. This transfer will require the relocation of residents from the current LIPH site, Mendoza Terrace I & II, to the future La Joya Commons II development.

To support the continued advancement of the Project, Staff is requesting that the Board of Commissioners of the Housing Authority of Fresno County adopt the attached resolution authorizing the submission of a Section 18 disposition application to HUD under a RAD/Section 18 Blend and the transfer of eighteen (18) Low-Income Public Housing (LIPH) units from Mendoza Terrace I & II to the Project through the Rental Assistance Demonstration (RAD) program.

Recommendation

It is recommended that the Boards of Commissioners of the Housing Authority of Fresno County adopt the attached resolution authorizing the submission of a Section 18 disposition application to the HUD Special Applications Center (SAC) under a RAD/Section 18 Blend for the transfer of eighteen (18) Low-Income Public Housing (LIPH) units from Mendoza Terrace I & II to La Joya Commons II, and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee to negotiate and execute all documents necessary to carry out the approved actions.

1. Authorize the undertaking of all actions necessary to submit a Section 18 disposition application to HUD under a RAD/Section 18 Blend for the transfer of eighteen (18) Low-Income Public Housing (LIPH) units from Mendoza Terrace I & II to La Joya Commons II, and approve all related activities and actions identified by the Chief Executive Officer.

FRESNO HOUSING

2. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designees to negotiate and execute documents on behalf of the Housing Authority of Fresno County, CA.
3. Provide for other matters related thereto.

Background

La Joya Commons II is proposed as the new construction of 28 multifamily units on an approximate 1.62- acre portion of the former Firebaugh Family Apartments and consists of 10 units (to be demolished) of the multifamily low-income property. The Project is the proposed second phase of a two-phase project in Firebaugh, California. Firebaugh Family was initially developed by Fresno Housing (FH) with financial assistance from the United States Department of Agriculture (USDA). In 2008, the USDA Farm Labor restrictions were lifted from the property. Fresno Housing continues to manage the property serving low, very-low, and moderate-income families.

Past Board Actions

- June 2026 – Board approval to accept the CTCAC 9% Tax Credit Award, authorize an increase in HRFC predevelopment funding to an amount up to \$2,000,000, and approve corrected HCD resolutions.
- February 2026 – Board approval of the AHP Application and CTCAC 9% Tax Credit Application for La Joya Commons II, including authorization of a land contribution at its appraised value.
- October 2025 – Board approval of Joe Serna, Jr. Farmworker Housing Grant (FWHG).
- May 2025 – Board approval of HCD’s HOME Funding Application and execution of all necessary resolutions and related documents to the project’s development.
- April 2025 – Board approval of HCD’s Multifamily Finance Super NOFA Application for La Joya Commons II; Approval of the use of HRFC funds in the amount of \$1,500,000.
- March 2024 – Board approval of HCD’s HOME funding Application for La Joya Commons II, formation of a Limited Partnership, execution of necessary resolutions related to project development.

RESOLUTION



RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF FRESNO COUNTY
AUTHORIZING THE SUBMISSION OF A SECTION 18 DISPOSITION APPLICATION TO THE U.S.
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT UNDER A RENTAL ASSISTANCE
DEMONSTRATION (RAD)/SECTION 18 BLEND FOR THE TRANSFER OF EIGHTEEN (18) LOW-INCOME
PUBLIC HOUSING UNITS FROM MENDOZA TERRACE I & II TO LA JOYA COMMONS II (APN: 007-140-
20ST)**

WHEREAS, the Housing Authority of Fresno County, California (HAFC) seeks to expand the availability of affordable rental housing and homeownership opportunities to low-income and moderate-income households in Fresno County; and

WHEREAS the Authority desires to facilitate the development of property located at 1501 Clyde Fannon Drive in Firebaugh, California (APN: 007-140-20ST) for the proposed La Joya Commons II development (the "Project"), consisting of a twenty-eight (28) unit new construction affordable housing community to be situated on approximately 1.62 acres of the subject property; and

WHEREAS, the Mendoza Terrace I & II CHAP (the "Portfolio") includes low-income public housing units; and,

WHEREAS, utilized RAD Subsidies from the Portfolio and utilization of the Section 18 program allows for the Project development to operate more effectively as a low-income housing development; and,

WHEREAS, in order to improve and maintain affordability for residents, the Authority desires to use any and all provisions in the RAD program notice, such as Transfer of Assistance, de-minimis reduction of units, the RAD Section 18 Blend for assistance in units, conversion, demolition, disposition, PIH Section 18, and Low-Income Housing Tax Credits; and,

WHEREAS, the aforementioned RAD program notices will preserve the residents' relocation requirements, including, but not limited to the resident notice and meeting requirements, the right to return, and relocation assistance and payments, per the RAD Fair Housing, Civil Rights, and Relocation Notice PIH 2016-17 Section 6 and the Uniform Relocation Assistance and Real Property Acquisition Act; and,

WHEREAS, the Authority intends to apply for Section 18 disposition for up to eighteen (18) units as part of a RAD/Section 18 blend;

RESOLUTION



NOW THEREFORE, be it resolved that the Board of Commissioners of the Housing Authority of Fresno County, CA does hereby Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director and/or their designee, to undertake the following actions needed to move forward with the submission of a RAD/Section 18 Blend application for the La Joya Commons II project (APN: 007-140-20ST):

1. The Board authorizes the submission of a Section 18 Demolition/Disposition application to the U.S. Department of Housing and Urban Development (HUD) for the disposition of eighteen (18) Low-Income Public Housing (LIPH) units from the Mendoza Terrace I & II development as part of a RAD/Section 18 Blend to facilitate the transfer of Project-Based Voucher (PBV) assistance to the La Joya Commons II project located at 1501 Clyde Fannon Drive, Firebaugh, California (APN: 007-140-20ST); and
2. The Board authorizes the use of RAD tools, including but not limited to, Transfer of Assistance, de minimis unit reduction, RAD/Section 18 blend, demolition and disposition under PIH Notice 2018-04 (or subsequent guidance), and other applicable RAD and Section 18 provisions to facilitate the conversion and redevelopment process.
3. The Board authorizes and directs Tyrone Roderick Williams, Chief Executive Officer; Michael Duarte, Deputy Executive Officer; and/or their designees to prepare, negotiate, and execute all documents and undertake all actions necessary and proper to carry out the intent of this resolution, including but not limited to, the RAD application, Section 18 application, resident notifications, and agreements with HUD and other relevant parties
4. This resolution further authorizes staff to take all actions necessary to ensure compliance with HUD program requirements, including relocation planning, public noticing, and preservation of resident right in accordance with the RAD Fair Housing, Civil Rights, and Relocation Notice (PIH 2016-17) and the Uniform Relocation Assistance and Real Property Acquisition Act (URA).
5. Provide for other matters related thereto

PASSED AND ADOPTED THIS 21st DAY OF JULY 2026. I, the undersigned, hereby certify the forgoing Resolution was duly adopted by the governing body with the following vote, to wit:

Ayes: ____

RESOLUTION



Nays: ____

Absent: ____

Abstain: ____

Tyrone Roderick Williams, Secretary of the Board of Commissioners

BOARD MEMO



TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 07/21/2026
AGENDA ITEM: 7g
SUBJECT: Homeless Management Information System (HMIS) Funding Application to the HUD Continuum of Care & Youth Homelessness Demonstration Program (YHDP) Notice of Funding Opportunity

AUTHOR: Marcella Lopez-Schmidt
HMIS Senior Analyst
DEPARTMENT: Inclusion and Empowerment
MEMO DATE: 07/16/2026

Executive Summary

The U.S. Department of Housing and Urban Development (HUD) released a Notice of Funding Opportunity (NOFO) signifying the beginning of a national funding competition among approximately 450 Continuums of Care (CoC), the community stakeholder groups that guide local responses to homelessness. The Fresno Madera Continuum of Care (FMCoC) supports Fresno Housing's Homeless Management Information System (HMIS) team in submitting the following grant applications.

Grants- <i>Budgets reflect total costs including personnel, software & program costs.</i>	Total Grant Budgets
1. Renewal- HMIS Expansion	\$109,210
2a. Renewal- HMIS Expansion II	\$327,862
2b. New- HMIS Expansion III	\$238,193
3. New- HMIS Youth Homelessness Demonstration Project (YHDP)	\$240,061
Annual Total	\$915,326

The new HMIS Expansion III and HMIS YHDP grants speak to the growing needs of the FMCoC for increased strategic data management and analysis from the Fresno Housing HMIS staff. With increased capacity, HMIS will be equipped to provide critical support to evaluating the entire FMCoC homeless response system including coordinated entry systems and new interventions for special populations including youth.

Recommendation

It is recommended that the Board of Commissioners of Fresno Housing adopt the attached resolutions authorizing submission of applications to The U.S. Department of Housing and Urban Development Continuum of Care Notice of Funding Opportunity and authorize Tyrone Roderick Williams, Chief Executive Officer, or his designee, to negotiate and execute grant agreements and related documents.

Fiscal Impact

FRESNO HOUSING

Each new budget proposal includes funding intended to cover HMIS program staff, HMIS software and other operational costs from the grant funding. The collective total of the HMIS grants is \$749,937 and require a funding match of \$165,389 for a total budget of \$915,326. The funding match required for each program is paid through fees for service that are collected from CoC partners for use of the HMIS software.

Background Information

The Housing Authority City of Fresno (HACF) serves as the HMIS Lead Agency of the Homeless Management Information System (HMIS) for the Fresno Madera Continuum of Care (FMCoC) and the communities of Fresno, Madera and Clovis. FMCoC uses Clarity by Bitfocus which captures client level data as entered by programs. This data includes client demographics and service provision of individuals and families experiencing homelessness. The data provides an invaluable foundation for analysis of service gaps and trends. Data collection allows the community to track progress toward the goal of ending homelessness, efficient allocation of resources and improvement of service provision. The overriding need of this community is to gauge the effectiveness of data collection in both reporting and funding decision-making. CoC funding is needed to sustain these analyses of effective HUD expenditures and progress toward HUD policy priorities.

The main purpose of the HMIS grants is to sustain and expand functionality of the FMCoC HMIS program to better serve the entire homeless response system in the following ways: 1) increase the capacity of FH's HMIS team to provide technical expertise for improvements to the existing Coordinated Entry System process and the development of a new Youth Coordinated Entry System; 2) address the need for increased time required to physically configure a Youth CES Community Queue within the HMIS database ; and 3) address the need to provide local leadership with new HMIS database reporting that measures the effectiveness of all persons engaged in the CES process, and contribute to the success of new FMCoC initiatives.

Additional HMIS Data Analysts for these projects will further develop HMIS's reporting tools to increase CES and YHDP performance transparency among the FMCoC stakeholders and collaboratively increase system effectiveness. With the increased transparency and collaboration supported by these grants, the FMCoC will be best positioned to maximize the impact of all new resources and most effectively connect people to permanent and sustained housing.

RESOLUTION



RESOLUTION NO. _____

**BEFORE THE BOARDS OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF FRESNO**

**RESOLUTION APPROVING SUBMISSION OF CONTINUUM OF CARE HOMELESS MANAGEMENT
INFORMATION SYSTEM (HMIS) GRANT APPLICATIONS TO THE U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT**

WHEREAS, the Housing Authority of the City of Fresno seeks to submit applications for Homeless Management Information System (HMIS) funding under the U.S. Department of Housing and Urban Development (HUD) Continuum of Care (CoC) Notice of Funding Opportunity (NOFO); and,

WHEREAS, said program is intended to meet the growing capacity needs of the Fresno Madera Continuum of Care (FMCoC) homeless and housing data management and analysis, as well as provide critical support to evaluating the FMCoC's Coordinated Entry systems through HMIS data analysis; and

WHEREAS, CoC HMIS grant funding is being requested for 1) HMIS Expansion- \$87,368; 2a) HMIS Expansion II- \$279,966; 2b) HMIS Expansion III- \$190,554 and; 3) HMIS YHDP- \$192,049 for the period of September 1, 2026 - December 31, 2028.;

WHEREAS, the HMIS grants collectively will total \$749,937 and require approximately 25% funding match of about \$165,389 for a total budget of \$915,326; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby authorize and empower Tyrone Roderick Williams, Chief Executive Officer or his designee for the following actions needed to move forward with recipient of grant funding:

1. Authorize the Agency to receive annual awards of grant funding from the U.S. Department of Housing and Urban Development (HUD) in the amount of \$749,937 to operate expanded Homeless Management Information System (HMIS) services to the Fresno Madera Continuum of Care (FMCoC) ; and,

2. Authorize Tyrone Roderick Williams, CEO, to execute all documents related to the acceptance of the award.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

RESOLUTION



NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

RESOLUTION



RESOLUTION NO. _____

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

RESOLUTION APPROVING SUBMISSION OF CONTINUUM OF CARE HOMELESS MANAGEMENT INFORMATION SYSTEM (HMIS) GRANT APPLICATIONS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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RESOLUTION



AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

BOARD MEMO



TO:	Boards of Commissioners	AUTHOR:	Tiffany B. Mangum
FROM:	Tyrone Roderick Williams, CEO		Executive Director
MEETING DATE:	07/15/2026	DEPARTMENT:	Beyond Housing Foundation
AGENDA ITEM:	8a	MEMO DATE:	07/21/2026
SUBJECT:	An Overview of Beyond Housing Foundation – 2026		

Executive Summary

The purpose of this memo is to provide an overview of the Beyond Housing Foundation and inform the Boards of Commissioners of the programs, opportunities, and highlight the pathway forward. It is our objective to demonstrate Beyond Housing’s mission and strategic priorities for fostering economic mobility among our residents.

Background Information

The Beyond Housing Foundation was established as an effort to secure additional resources to support Fresno Housing residents in realizing economic mobility. The mission specifically seeks to align resources to support two key objectives in that effort – education and workforce development.

The Beyond Housing Foundation continues its efforts to empower Fresno Housing residents to attain economic mobility by empowering them through the following programmatic areas:

- Financial Education and Empowerment
- Affordable Homeownership
- Career Pathways and Support
- Education Advancement
- Health and Well-Being

Fiscal Impact

None at this time.

Recommendation

Informational item only.



Beyond Housing Foundation

*Empowering residents.
Investing in futures.*



MISSION

Empowering all Fresno Housing residents to achieve their educational and workforce aspirations.

VISION

All Fresno Housing residents have the support, resources, and opportunities to create thriving financial futures and achieve economic mobility.

**OUR
RESIDENTS
ARE OUR
PRIORITY**



Understanding Who Our Residents Are

- 36% Unemployed, Looking for work
- 31% Employed, FT/PT
- 81% have at least a HS Diploma
- 40% are unbanked



Graduate to Greatness.



IMPACT & INNOVATION

- Workforce Expo & Career Pathway Support
- Financial Empowerment
- Education Advancement Scholarships
- OpenHome Down Payment Assistance Program
- 2026 Wine Fest

OpenHome Down Payment Assistance

- \$500,000 to support 35 families (2025)
- \$11.2 million in home purchases
- Building generational wealth
- Strengthening the local economy
- \$250,000 of NEW funding available soon



Beyond Housing Foundation

Financials

Operation						
	Carryover Cash	2023	2024	2025	YTD May, 2026	Total
Income						
FH' Investment		\$ 78,270	\$ 264,900	\$ 89,545	\$ 45,649	\$ 478,363
Contributions/ Interest/ Staff Inv.	50,069	18,581	274,716	268,171	188,928	800,465
Staff In Kind Contribution		-	-	276,853	138,838	415,691
Total Income	\$ 50,069	\$ 96,851	\$ 539,616	\$ 634,569	\$ 373,414	\$ 1,694,519
Expense						
Total Expense	\$ -	\$ 115,878	\$ 504,725	\$ 596,191	\$ 307,990	\$ 1,524,785
Net Income (Loss)	\$ 50,069	\$ (19,028)	\$ 34,891	\$ 38,378	\$ 65,424	\$ 169,734

Beyond Housing Foundation Financials

Programs

Net Income (Loss)	Carryover Cash	2023	2024	2025	YTD May, 2026	Total
South West Fresno Power	\$ -	\$ 65,846	\$ 161,840	\$ 98,692	\$ (29,321)	\$ 297,056
Home Owner Initiative	-	41,800	31,083	747	(422)	73,208
HAW	486,665	(18,050)	6,770	(126,393)	712	349,704
Down Payment Assistance	-	-	482,614	(517,066)	250,118	215,666
Workforce	-	-	50,415	436	117	50,968
Intersect Power	-	-	1,927	1,611	100,237	103,775
Scholarship	-	22,200	(18,703)	8,290	11,551	23,338
Net Income (Loss)	\$ 486,665	\$ 111,796	\$ 715,945	\$ (533,683)	\$ 332,992	\$ 1,113,715

OPPORTUNITIES

- Activating High-Value Philanthropy
- Maximizing Inter-Agency Alignment
- Building the Machine for Execution

Supporting our Collective Work

- Awareness
- Connect
- Support



Introducing the Impact Champion's Circle

- Empowerment and recognition of members
- Cultivate highly engaged long-term supporters
- Expands our reach

Ways to Support



**Annual or
Recurring** Gift



Join the
***Impact
Leadership
Circle***



Champion
One or more
empowerment
programs



Invest in
Scholarships



Thank You.

Questions?



Operation						
	Carryover Cash	2023	2024	2025	YTD May, 2026	Total
Income						
FH' Investment	\$	78,270	\$ 264,900	\$ 89,545	\$ 45,649	\$ 478,363
General Program (Fundraising)		-	208,948	253,683	143,997	606,627
Interest		10,785	3,251	2,409	832	17,277
Admin (Staff Investment, Misc)		7,796	12,517	12,079	4,100	36,492
Operating Contributions	50,069	-	50,000	-	40,000	140,069
Staff In Kind Contribution		-	-	276,853	138,838	415,691
Total Income	\$ 50,069	\$ 96,851	\$ 539,616	\$ 634,569	\$ 373,414	\$ 1,694,519
Expense						
Admin Expenses		37,608	180,840	141,561	48,045	408,054
Consulting		78,270	136,075	-	-	214,345
General Program (Fundraising)		-	187,811	177,777	121,108	486,695
Staff In Kind Contribution		-	-	276,853	138,838	415,691
Total Expense	\$ -	\$ 115,878	\$ 504,725	\$ 596,191	\$ 307,990	\$ 1,524,785
Net Income (Loss)	\$ 50,069	\$ (19,028)	\$ 34,891	\$ 38,378	\$ 65,424	\$ 169,734

Programs						
	Carryover Cash	2023	2024	2025	YTD May, 2026	Total
Income						
South West Fresno Power	\$	175,000	\$ 289,179	\$ 364,986	\$ 63,061	\$ 892,227
Homeowner Initiative		50,000	51,304	1,008	267	102,580
HAW	486,665	3,450	7,884	4,974	1,133	504,106
FH's Investment		50,000	-	-	-	50,000
Down Payment Assistance		-	502,874	2,342	250,196	755,412
Workforce		-	50,904	700	186	51,790
Intersect Power		-	15,212	15,146	100,377	130,735
Scholarship		25,000	23,377	52,667	11,581	112,625
Total Income	\$ 486,665	\$ 303,450	\$ 940,734	\$ 441,824	\$ 426,802	\$ 2,599,475
Expense						
South West Fresno Power	\$	109,154	\$ 127,339	\$ 266,295	\$ 92,382	\$ 595,171
Home Owner Initiative		8,200	20,222	261	689	29,372
HAW		21,500	1,114	131,367	421	154,402
FH's Investment		-	-	-	-	-
Down Payment Assistance		-	20,260	519,408	78	539,746
Workforce		-	489	264	69	822
Intersect Power		-	13,285	13,535	140	26,960
Scholarship		52,800	42,080	44,377	30	139,287
Total Expense	\$ -	\$ 191,654	\$ 224,789	\$ 975,506	\$ 93,810	\$ 1,485,760
Net Income (Loss)	\$ 486,665	\$ 111,796	\$ 715,945	\$ (533,683)	\$ 332,992	\$ 1,113,715

Programs						
Net Income (Loss)	Carryover Cash	2023	2024	2025	YTD May, 2026	Total
South West Fresno Power	\$ -	\$ 65,846	\$ 161,840	\$ 98,692	\$ (29,321)	\$ 297,056
Home Owner Initiative	-	41,800	31,083	747	(422)	73,208
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Workforce	-	-	50,415	436	117	50,968
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Scholarship	-	22,200	(18,703)	8,290	11,551	23,338
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BOARD MEMO



TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 7/21/2026
AGENDA ITEM: 8b
SUBJECT: Real Estate Development Update

AUTHOR: Christina Stokes-Johnson
Director
DEPARTMENT: Real Estate Development
MEMO DATE: 7/13/2026

Executive Summary

Staff will provide an overview of real estate development activities.

Recommendation

None at this time.



Real Estate Development Update

July 21, 2026



FRESNO
HOUSING

85 YEARS



Agenda:

- Affordable housing Pipeline
- Restore-Rebuild Update
- Herndon/Hayes Surplus Land
- Kerman Parcels

Affordable Housing Pipeline Update

– Cordillera Commons

- Received LIHTC award from CTCAC June 2026

– 135 Osmun

- Fresno County to partner on referrals of IHSS eligible clients
- CTCAC round 2 application submission

– Victory Village

- Received Fresno County BOS approval for funding
- CTCAC round 2 application submission

Restore-Rebuild Update

- Applications submitted to HUD April/May 2026
- HUD issued memo May 12, 2026, ending new applications to Restore-Rebuild Program
- 90-day window to submit LIHTC application or a mixed-finance proposal by August 13, 2026
- Restore-Rebuild Pipeline:
 - The Roos @ Fulton Forum
 - Fulton Forum Phases II, III & IV
 - Victory Village
 - Herndon/Hayes
 - Summer Hill Place
 - The Courtyards at Whitesbridge (Kerman)

Herndon/Hayes Overview

- Proposed infill on 4.86 acres of vacant land located at W. Herndon and N. Hayes Avenues
- New construction with up to ninety-six (96) units in eight (8) buildings
- 2,400 sf community space and open space for residents like outdoor seating, a play area, and potentially a dog park
- Affordability levels range from 30% to 60% of the average median income
- *Note: project plan may change as the development progresses*

Herndon/Hayes Aerial



Herndon/Hayes Site Plan



Herndon/Hayes Elevation



Herndon/Hayes Negotiated Terms

TRANSACTION BASICS

- **Seller:** City of Fresno (Surplus Land Act)
- **Purchase Price:** \$1,000 (Surplus Land Act).
- **Feasibility Period:** 160 days from execution to investigate the site.
- **Closing:** 30 days after Feasibility Period expires, conditioned on City Council & FHA Board approvals
- **Conditions:**
 - FH to develop affordable housing on the property
 - Affordable Housing Covenant to be recorded on title
 - Reverter Clause: construction to start within 120 months or City has the right to purchase the property from FH for \$1,000

Kerman Vacant Land

- Kerman site is comprised of 4 parcels
- APN's: 023-220-86S, 87S, 88S and 89S
- 4.53 acres total
- Zoned Commercial
 - Multifamily residential possible via state streamline bill
- Located near Whitesbridge Ave & Vineland Ave
 - Adjacent to several commercial businesses and single family homes



Aerial View



© 2021 American Housing. Printed: Monday, June 1, 2026 10:00 PM

Kerman Negotiated Terms

- Seller: Shakti Land Investments LLC
- Sales Price: \$1,375,000
- Terms of Agreement
 - Site Plan Approval via AB 2011
 - Received 7/10/26
 - Amended CC&R's allowing for residential/updated provisions
 - 2 of 3 approved, final amendment in legal review
- *Staff is requesting approval to complete acquisition upon final CC&R amendment, and pre-development funding of \$1,625,000 for acquisition and pre-development activities*

Questions?





2026 Annual Plan Amendment

July 21, 2026



FRESNO VIBRANT
COMMUNITIES
QUALITY HOUSING **HOUSING** ENGAGED
RESIDENTS



Restore-Rebuild Program

- The proposed amendment to the 2026 Annual Plan adds potential housing developments that may be developed or acquired through HUD's Restore-Rebuild Program
- **Public Comment Period:** Through August 20, 2026, at 11:59 p.m.
- **Public Hearing:** August 25, 2026, at 5:00 p.m.

Potential Restore-Rebuild Projects

- **City Housing Authority**

- **The Roos @ Fulton Forum** – 124 new rental units (Downtown Fresno)
- **Fulton Forum Phase II** – Up to 96 new rental units (Downtown Fresno)
- **Fulton Forum Phase III** – Up to 96 new rental units (Downtown Fresno)
- **Fulton Forum Phase IV** – Up to 96 new rental units (Downtown Fresno)
- **Herndon/Hayes Site** – Up to 96 new rental units (Northwest Fresno)
- **Summer Hill** – 50 rental units (Acquisition/Rehabilitation, Southwest Fresno)
- **Victory Village** – 42 rental units (Acquisition/Rehabilitation, Central Fresno)

- **County Housing Authority**

- **Courtyards at Whitesbridge** – 76 new rental units (Kerman)

- *Project details may change as planning and development continue.*



BOARD MEMO

TO:	Boards of Commissioners	AUTHOR:	Marc' Bady
FROM:	Tyrone Roderick Williams, CEO		Chief Impact Officer
MEETING DATE:	07/21/2026	DEPARTMENT:	Impact
AGENDA ITEM:	8d	MEMO DATE:	07/09/2026
SUBJECT:	2027 Agency Plan Update		

Executive Summary

The purpose of this memo is to provide the Boards of Commissioners with materials that will facilitate the review of the proposed changes to the 2026 Agency Plans. As reported to the Board at the June Boards of Commissioners meeting, the Agency is in the process of completing the required annual updates to these Agency Plans. The Agency Plans consist of the three prevailing policies and administrative documents that govern our major programs, including the Annual Plans, the Administrative Plans, and the Admissions and Continued Occupancy Policies (ACOP). Both the County and City Public Housing Authorities (PHAs) have one of each of the documents below:

- The PHA Annual Plans: Updated annually, the Annual Plans describe the Agency's process, planned activities, and any new initiatives for the upcoming year. They also include a summary of significant changes made to the Administrative Plans and Admissions and Continued Occupancy Policies (ACOP).
 - Note: Asset Management and Development activities are included in the Five-Year PHA Plan, with annual progress updated provided in the Annual Plan.
- The Administrative Plans encompass and clarify the policies applicable to the administration of the Housing Choice Voucher Program (HCV).
- The Admissions & Continued Occupancy Policies (ACOP) encompass and clarify the policies applicable to the Low-income Public Housing Programs (LIPH).

Process and Timeline

The process and timeline for completing the review, discussions, public notice and hearing, and adoption of the changes to these plans are as follows:

- Jun. 23, 2026 Board Meeting - Provide Commissioners with Timeline
- Jul. 21, 2026 Board Meeting - Provide Commissioners with 2027 Agency Plan Drafts
- Jul. 27, 2026 Notify the Public of Public Hearing(s); Post 2027 Agency Plan Drafts documents on website for public inspection
- Jul. 27, 2026 Public Comment Period Opens
- Aug. 5, 2026 Resident Advisory Board Meeting for Public Housing
- Aug. 6, 2026 Resident Advisory Board Meeting for Housing Choice Voucher Program

FRESNO HOUSING

- Aug. 25, 2026 Public Hearing - Board Meeting/Update Commissioners on Public Comments
- Sept. 2, 2026 Resident Advisory Board Meeting for Public Housing
- Sept. 3, 2026 Resident Advisory Board Meetings for Housing Choice Voucher Programs
- Sept. 10, 2026 Public Comment Period Ends
- Sept. 22, 2026 Public Hearing/Board Adoption
- Oct. 5, 2026 Submit 2026 Agency Plan to HUD

45-Day Comment Period

The 45-day public comment period for the PHA Agency Plans is announced in the Fresno Bee, FH social media platforms, and the FH website. The notice instructs the public on how they may access, review, and comment on the proposed plans. Staff will meet with the Resident Advisory Boards (RAB), and additional meetings are scheduled to discuss proposed amendments to the Plans. Comments received from the public and the RABs are presented to the Commissioners throughout the process, with a final deadline for comments on September 10, 2026. The Commissioners will be asked to adopt the 2027 PHA Agency Plans at the September board meeting for submission to HUD by October 5, 2026.

Documents for Review

The staff has prepared a variety of documents/tools to assist the Boards and the public in reviewing the above documents and proposed changes. The changes are color-coded throughout the set of documents. The colors represent the following:

- **Green:** Regulatory changes required by HUD.
- **Yellow:** Significant changes that impact the eligibility and admissions policies of the programs as delineated by HUD.
- **Blue:** Recommendations by Staff which the Agency has discretion at the local level, permitted by HUD, and can be adopted by the Boards of Commissioners.

Documents Attached in Board Packet

- **Summary of Proposed Changes to Admin Plan and ACOP:** This is a summary of all material changes to the plans that include all changes required by HUD, all significant changes to the Plan (which impact the eligibility and admissions policies of the programs), and changes recommended by staff that are discretionary at the local level. The summary also provides context for why the changes are being recommended. To review the full 2027 Admin Plan and ACOP, please follow the link provided below.
 - **Proposed Changes Detail Overview for the Admin Plan and the ACOP:** These provide more detail and reference the current language in the plans and the recommended changes. The document is an easy reference to the specific language in the 2027 documents and the proposed 2027 language without having to refer to the plans, each of which is several hundred pages long. In some instances where there are extensive revisions, the current and proposed policy will be explained.

FRESNO HOUSING

- **Links to the Draft Annual Plans, Draft Administrative Plans, and Draft ACOPs:** Links have been provided to the documents so that the Commissioners and the public can access the source documents.

NOTE

Please follow the link to view the full draft 2027 Agency Plan documents at:

<https://fresnohousing.org/about-us/plans-policies/>

Recommendations

This item is informational. No Action is necessary at this time.



Changes to the 2027 Agency Plans

July 21, 2026



FRESNO VIBRANT
COMMUNITIES
QUALITY HOUSING **HOUSING** ENGAGED
RESIDENTS



Overview

- General Agency Plan Overview
- 2027 Agency Plan Timeline
- 2027 Agency Plan:
 - Administrative Plan &
 - Admissions and Continued Occupancy Policy (ACOP)
 - *Proposed Changes to Admin and ACOP Plans*
- Discussion and Guidance from the Board



General Agency Plan Overview

- Annual plan required by HUD
- Outlines Agency programs, policies, and goals
- Includes updates on Agency activities & progress
- Incorporates resident and public input
- Includes: Administrative Plan (HCV) & ACOP (Public Housing)
- Plans can be viewed online at:

<https://fresnohousing.org/about-us/plans-policies/>



Timeline

- Jun. 23, 2026 Board Meeting - Provide Commissioners with Timeline
- Jul. 21, 2026 Board Meeting - Provide Commissioners with 2027 Agency Plan Drafts
- Jul. 27, 2026 Notify the Public of Public Hearing(s); Post 2027 Agency Plan Draft documents on website for public inspection
- Jul. 27, 2026 Public Comment Period Opens
- Aug. 5, 2026 Resident Advisory Board Meeting for Public Housing
- Aug. 6, 2026 Resident Advisory Board Meeting for Housing Choice Voucher Program
- Aug. 25, 2026 Public Hearing/Board Meeting - Update Commissioners on Public Comments
- Sept. 2, 2026 Resident Advisory Board Meeting for Public Housing
- Sept. 3, 2026 Resident Advisory Board Meetings for Housing Choice Voucher Programs
- Sept. 10, 2026 Public Comment Period Ends
- Sept. 22, 2026 Public Hearing/Board Adoption
- Oct. 5, 2026 Submit 2027 Agency Plan to HUD



Key

- Serves as a summary of changes and does not represent all changes incorporated in the plans.
- For full details of changes, the public can access the redline edits to the Plan online. *Details to additional changes can also be found on the attached Excel spreadsheet.*

Key

- **How to Read the Proposed Changes**
- The documents use color coding to identify the type of change:
 - **Green** – Required by HUD
 - **Yellow** – Significant policy changes
 -  **Blue** – Staff recommendations using local discretion



Admissions and Continued Occupancy Plan (ACOP)

ACOP Changes & Updates

ACOP Updates

Significant Changes

- None

Staff Recommendations

- Updated vision statement
- Removed pet deposits to comply with California law
- Clarified responsibility for pet and assistance animal damages



ACOP Mandatory Changes

Required HUD Changes

- Updated deduction amounts
- Removed Earned Income Disallowance (HOTMA)
- Updated Limited English Proficiency (LEP) language
- Updated repayment plan requirements



2027 Administrative Plan Updates



Administrative Plan Overview

Administrative Plan Overview

HUD policies fall into two categories:

Mandatory

- Required by HUD regulations

Discretionary

- Local policies where HUD allows flexibility



HOTMA Implementation

HOTMA Implementation

Effective January 1, 2027

Removed

- Chapters 6A, 7A, 11A

Remaining

- Chapter 6B – Income & Subsidy
- Chapter 7B – Verification
- Chapter 11B – Reexaminations

These changes were previously presented during in previous years



Key Administrative & Program Changes

Key Administrative Changes

- Temporary absence reduced from **180 days to 60 days**
- HOTMA asset limit applies at admission
- Continue annual third-party income verification
- Removed Safe Harbor language



Key Administrative & Program Changes

Additional Administrative Changes

- Updated funding shortfall policies
- Added contract termination priorities
- Updated LEP language
- Updated HOTMA admission requirements
- Updated asset limitation policy

Resident Advisory Board Meetings



Resident Advisory Board

- Public Housing Meetings

- August Meeting:

- *August 5th, 2026 @ 5:30pm*
 - *1260 Fulton St., 2nd Floor, Fresno, CA **

- September Meeting:

- *September 2rd, 2026 @ 5:30pm*
 - *1260 Fulton St., 2nd Floor, Fresno, CA**

- *Zoom link will be provided for the following public housing sites: Sequoia Courts, Fairview Heights Terrace, Cueva De Oso, Corazon Del Valle, Rio Villas, & Granada Commons



Resident Advisory Board

- Housing Choice Voucher Meetings
 - August Meeting:
 - *August 6th, 2026 @ 5:30pm, Parc Grove Commons*
 - September Meeting:
 - *September 3rd, 2026 5:30pm, Parc Grove Commons*



Public Comment Information

In Person

Email

- RABCommittee@fresnhousing.org

Phone

- 559-457-4205



“

Questions or Feedback?

”

Proposed Summary of Changes
2027 Admissions and Continued Occupancy Policy (ACOP)
City and County
Effective January 1, 2027

Below is a summary of changes to be incorporated into the 2027 Admissions and Continued Occupancy Policy (ACOP). The changes in **Green** text represent HUD regulation and/or regulatory changes mandated per HUD's Public and Indian Housing (PIH) Notices or regulatory changes. Changes highlighted in **Yellow** represent significant proposed changes. Significant changes are those that impact the eligibility and admissions policies as delineated by HUD. Changes in **Blue** represent additional changes suggested by staff. Staff recommendations are discretionary at the local level, permitted by HUD, and can be adopted by the Boards of Commissioners. Changes in **Orange** represent changes suggested during public comment period. *These recommendations may change during Public Comment.*

Staff Recommendation- Significant Change
N/A

Staff Recommendation – Blue
Chapter 1

1. **1.2 Housing Authority Overview & Mission** - Updated Fresno Housing's vision statement to align with our current strategic plan.

Chapter 3

2. **3.4.22 Absent Student**- Added definition of absent student to this section.

Chapter 10

3. **10.3.5 Management Approval of Pet**- Updated the pet approval requirements to clarify that residents must obtain written FH approval before bringing a pet onto the property. Simplified and reorganized the pet registration, annual renewal, and pet identification requirements for clarity and consistency

Chapter 10

4. **10.4 Part III: Assistance Animals and Pet-Related charges and damages for all developments**- Removed the pet deposit requirements and related procedures to comply with applicable California security deposit laws. Updated the policy to clarify that residents are responsible for the actual and reasonable costs of repairing assistance animals and pet-related damages in accordance with the lease, HUD requirements, and applicable law.

Required Changes- Green

1. **Section 2.4.1- Overview English Proficiency-** Updated to reflect guidance issued by the Office of the Attorney General regarding the implementation of Executive Order 14224, which designates English as the official language of the United States and provides federal agencies with discretion regarding language assistance services.
2. **Section 2.4.2 Oral and Written Communication-** Updated this section to clarify that FH's oral and written communications with families are generally conducted in English and to specify the language assistance options available to applicants and participants who need assistance.
3. **Section 3.5.5 Citizenship/Eligible Immigration Status-** Clarified definitions of U.S Citizen and Nationals, Eligible Noncitizen and Ineligible Noncitizen.
4. **Section 3.5.5 Mixed Families-** Clarified definition of Mixed family
5. **4.4.4 Local Preferences [24 CFR 960.206]-** Added the HCV Abatement-Affected Family Preference (2 points). This preference allows Housing Choice Voucher (HCV) families whose HAP contract is ending because the owner failed to make required repairs to receive preference on the Public Housing interest list.
6. **4.4.14 Full application process-** Updated interview procedures to clarify language requirements and available assistance options for applicants needing communication support.
7. **4.4.17 Preference Denial-** Clarified preference verification and the process when an applicant is not eligible for a selected preference.
8. **6.2.6 Earned Income Disallowance-HOTMA** Removed Earned Income Disallowance provisions due to HOTMA eliminating this requirement.
9. **6.2.10 Periodic and Determinable Allowances Alimony and Child Support- HOTMA** Clarified that only the amount actually received is counted as income, not the amount the family may be entitled to receive, in accordance with Notice PIH 2023-27.
10. **6.2.13 State Payments to Allow Individuals with Disabilities to Live at Home-** Clarified that state Medicaid or other authorized state agency payments that help a family member with a disability live at home are not counted as income.

11. **6.2.14 Civil Rights Settlements-** Added a section to clarify that money received from a civil rights settlement or court judgment is not counted as annual income. However, if the family keeps the money as an asset (such as in a bank account), it may be counted as a family asset. Any interest or other income earned from the asset may be included in annual income, and if the family's assets exceed HUD's asset limit, an interim reexamination may be required.
12. **6.3.1 Assets, Assets Disposed of for less than Fair Market Value- HOTMA** -Clarified when an asset is considered to have been sold or transferred for less than its fair market value, consistent with Notice PIH 2023-27.
13. **6.3.2 Types of Assets-HOTMA** Clarified that interest or other actual income earned from checking and savings accounts must be counted as annual income, even when the account balance is excluded from net family assets under the HOTMA asset threshold rules.
14. **6.4.2 Dependent Deduction-**Updated dependent deduction from \$480 to \$500 adjusted annually by HUD
15. **6.4.3 Elderly or Disabled Family Deduction-**Updated elderly family or disabled family deduction from \$525 to \$550 adjusted annually by HUD.
16. **6.4.4 Health and Medical Care Expense Deduction. -**Updated to clarify disability verification requirements, including limits on requesting medical information and procedures for handling confidential disability-related documentation in accordance with Notice PIH 2010-26.
17. **7.2.7 Verification of Income (Alimony or Child support payments)-** Updated the verification requirements for alimony and child support income to clarify the acceptable forms of documentation and the order in which verification must be obtained.
18. **7.2.7 Verification of Income (Student Financial Assistance) HOTMA-** Updated student financial assistance requirements to reflect HOTMA changes, including verification of assistance sources, amounts, and applicable educational costs used to determine countable income.
19. **7.2.7 Verification of Allowable Deductions from Income (Health and Medical Care Expense Deduction)-** Updated disability verification requirements, including limits on requesting medical information and procedures for handling confidential disability-related documentation in accordance with Notice PIH 2010-26.

20. **7.2.7 Verification of Allowable Deductions from Income (Auxiliary Apparatus)**
Updated auxiliary apparatus expense verification requirements to clarify acceptable documentation methods and required eligibility criteria. Clarified that FH must verify the expense is related to a family member with a disability, enables the family member(s) to work, and is not reimbursed from another source.
21. **9.4 Reexaminations for families paying flat rents-** Added entire section to provide overview, full reexamination of family income and composition, annual update, scheduling and conducting annual updates.
22. **Chapter 10 Assistance Animals and Pets-** Updated to add the term Assistance Animals throughout section.
23. **16.4.2 Repayment Policy-** Clarified repayment plan requirements, including the requirement to remain current on monthly rent and limiting repayment amounts to no more than 40% of monthly adjusted income outlined in PIH notice 2018-18.

Item	Chapter	Chapter/ Section	Current Policy	Proposed Change	Substantial Change Yes or No?	Category	Board Discussion
1	1	1.2	The public housing program is funded by the federal government and administered by the Housing Authority of the City of Fresno and the Housing Authority of Fresno County for the jurisdiction: in the City of Fresno in and throughout Fresno County.	The public housing program is funded by the federal government and administered by the Housing Authority of the City of Fresno and the Housing Authority of Fresno County for the jurisdiction: in the City of Fresno in and throughout Fresno County.	No	Clarification Change	No
2	1	1.1	housing programs for lo-income families	housing programs for eligible low-income families	No	Clarification Change	No
3	1	1.1	FH must ensure compliance with federal laws, state laws, regulations	FH must ensure compliance with federal laws, state laws, local laws, regulations	No	Clarification Change	No
4	1	1.1	Code of Federal Regulations	Code of Federal Regulations (CFR)	No	Clarification Change	No
5	1	1.1	Equal Opportunity Housing	Equal Opportunity in Housing	No	Clarification Change	No
6	1	1.1	Missing	Violence Against Womens Act Reauthorization Ace of 2022 (VAWA)	No	Clarification Change	No
7	1	1.2	The vision of FH is an engaged city, where all residents have access to quality housing that contricutes to vibrant communities and where all residents are empowered to achieve their educational and economic goals	The Vision of FH is 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	No	Clarification Change	No
8	1	1.2	Throughout the City of Fresno	Throughout Fresno County	No	Clarification Change	No
9	2	2.1	Fair Housing Act (42.U.S.C.)	Fair Housing Act, 42 U.S.C. §§ 3601–3619, 3631	No	Clarification Change	No
10	2	2.1	Section 504 of the Rehabilitation Act of 197	Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. § 794	No	Clarification Change	No
11	2	2.1	Part III: Prohibition of Discrimination Against Serving Limited English Proficiency Persons (LEP). This part details current requirements related to LEP persons the obligations of FH to ensure meaningful access to the public housing program and its activities by persons with limited English proficiency (LEP). This part incorporates the Final Guidance to Federal Financial Assistance Recipients regarding Title VI Prohibition against National Origin Discrimination Affecting Limited English Proficient Persons published January 22, 2007, in the Federal Register	Part III: Limited English Proficient Persons (LEP). This part details current requirements related to LEP persons .	No	Clarification Change	No
12	2	2.2.2	such a manner as to be easily readable from a wheelchair.	locations that are easily readable and accessible to individuals using mobility devices.	No	Clarification Change	No
13	2	2.2	the Equal Access to Housing in HUD Programs regardless of Sexual Orientation or Gender Identity Final Rule, published in the Federal Register February 3, 2012 and further clarified in Notice PIH 2014 20.	removed: the Equal Access to Housing in HUD Programs regardless of Sexual Orientation or Gender Identity Final Rule, published in the Federal Register February 3, 2012 and further clarified in Notice PIH 2014 20.	No	Clarification Change	No
14	2	2.3.1	[24 CFR 8].	24 CFR 8.21–8.27	No	Clarification Change	No
15	2	2.3.1	[24 CFR 966.7(b)].	[24 CFR § 966.7(b)].	No	Clarification Change	No
16	2	2.3.1	“If you or anyone in your family is a person with disabilities, and you require a specific accommodation in order to fully utilize our programs and services, please contact the housing authority.”	If you or any member of your household has a disability and requires a reasonable accommodation in order to fully access FH programs or services, please contact Fresno Housing at [phone/email]. Accommodation requests may be made at any time during your participation in our programs"	No	Clarification Change	No
17	2	2.3.1	An applicant or resident can contact the local property management office for request for accommodation for person with disabilities.	An applicant or resident may contact the local property management office to request a reasonable accommodation for a household member with a disability.	No	Clarification Change	No
18	2	2.4	PART III: IMPROVING ACCESS TO SERVICES FOR PERSONS WITH LIMITED ENGLISH PROFICIENCY (LEP)	PART III: IMPROVING ACCESS TO SERVICES FOR PERSONS WITH Serving LIMITED ENGLISH PROFICIENTCY (LEP) Persons	No	Clarification Change	No
19	2	2.4.1	2.4.1 LIMITED ENGLISH PROFICIENCY (LEP) TRANSLATION SERVICES	2.4.1 OVERVIEW [OAG Memo 7/14/25 and EXECUTIVE ORDER 14224]LIMITED ENGLISH PROFICIENCY (LEP) TRANSLATION SERVICES	No	Clarification Change	No
20	2	2.4.1	Language for Limited English Proficiency Persons (LEP) can be a barrier to accessing important benefits or services, understanding and exercising important rights, complying with applicable responsibilities, or understanding other information provided by the public housing program. In certain circumstances, failure to ensure that LEP persons can effectively participate in or benefit from federally assisted programs and activities may violate the prohibition under Title VI against discrimination on the basis of national origin. This part incorporates the Final Guidance to Federal Assistance Recipients Regarding Title VI Prohibition against National Origin Discrimination Affecting Limited English Proficient Persons, published January 22, 2007, in the Federal Register.	In March 2025, Executive Order 14224 revoked Executive Order 13166, which had directed agencies to enhance access to federal programs for persons with limited English proficiency (LEP) and required tailored guidance for recipients of federal funding under Title VI of the Civil Rights Act of 1964. Executive Order 14224 also declared English as the official language of the United States.	No	Clarification Change	No

21	2	2.4.1	FH will take affirmative steps to communicate with people who need services or information in a language other than English. These will be referred to as Persons with Limited English Proficiency (LEP). LEP is defined as persons who do not speak English as their primary language and who have a limited ability to read, write, speak or understand English. For the purposes of this ACOP, LEP persons are public housing applicants and resident families, and parents and family members of applicants and resident families.	In response, on July 14, 2025, the Office of the Attorney General (OAG) issued a memo on the implementation of EO 14224, which rescinded all prior guidance to federal agencies regarding Title VI of the Civil Right Act’s prohibition against national origin discrimination affecting LEP persons. The memo presents a legal analysis that finds language is not an immutable characteristic entitled to Title VI protection and decoupling LEP persons from national origin discrimination. The memo states that, where allowed by law, agencies should determine which of their programs and policies might serve the public at large better if operated exclusively in English. The OAG memo also states that agencies are not required to amend, remove, or otherwise stop production of all multilingual documents, products, or other services prepared or offered. Further, many states and localities have laws regarding language services to be provided to non-English speaking persons that may apply to the PHA.	No	Clarification Change	No
22	2	2.4.1	to all eligible persons, including those who have limited English proficiency because of their national origin. FH has analyzed its operations and the populations it serves and has developed a Language Assistance Plan (LAP), which is part of our Five-Year Plan/Annual	Language for Limited English Proficiency Persons (LEP) can be a barrier to accessing important benefits or services, understanding and exercising important rights, complying with applicable responsibilities, or understanding other information provided by the public housing program	No	Clarification Change	No
23	2	2.4.2	2.4.2 Oral Translation	2.4.2 ORAL and written communication TRANSLATION	No	Clarification Change	No
24	2	2.4.2	FH may have multilingual staff to assist non-English speaking families in Spanish and Hmong and may orally translate documents into Spanish and Hmong. If multilingual staff is not available to interpret for these families, FH will use a telephone language interpretation service, which offers translation in over 100 languages, to communicate effectively with clients.	FH may have multilingual staff to assist non-English speaking families in Spanish and Hmong and may orally translate documents into Spanish and Hmong. If multilingual staff is not available to interpret for these families, FH will use a telephone language interpretation service, which offers translation in over 100 languages, to communicate effectively with clients. FH oral and written communications with families will generally be conducted in English. For applicants and participants who may require language assistance, the FH will encourage families to bring an advocate, family member, friend, or other adult representative to assist in communications. The FH will also utilize available resources such as bilingual staff, community volunteer resources, responsible use of artificial intelligence technology, and/or machine translation to assist families with communication.	No	Clarification Change	No
25	2	2.4.3	Written Translation In accordance with Executive Order 13166, "Improving Access to Services for persons with Limited English Proficiency (LEP)", FH will determine whether it is feasible to provide translation of vital documents written in English into other languages FH will consider the following factors, as described in FH Language Assistance PLAN (LAP) Exhibit 21.1: Number of applicants and participants in the jurisdiction who do not speak English and speak the other language. Estimated cost to FH per client of translation of English written documents into the other language. The availability of local organizations to provide translation services to non-English speaking families.	Written Translation In accordance with Executive Order 13166, "Improving Access to Services for persons with Limited English Proficiency (LEP)", FH will determine whether it is feasible to provide translation of vital documents written in English into other languages FH will consider the following factors, as described in FH Language Assistance PLAN (LAP) Exhibit 21.1: Number of applicants and participants in the jurisdiction who do not speak English and speak the other language. Estimated cost to FH per client of translation of English written documents into the other language. The availability of local organizations to provide translation services to non-English speaking families. Removed entire section	No	Clarification Change	No
26	3	3.2	In order to be deemed eligible for admission to public housing, an applicant must meet the following criteria: Meets the definition of a family as defined by HUD and FH. Heads a household where at least one member of the household is either a citizen or eligible non-citizen. (24 CFR Part 5, Subpart E) Has an annual income at the time of admission that does not exceed the low-income limits for occupancy established by HUD and posted separately at FH Provides a Social Security number for all family members, or will provide written certification that they legally cannot obtain Social Security numbers at this time and will notify the FH upon receipt of a Social Security number Meets the Suitability Criteria as set forth in this chapter Has no outstanding debt to any housing authority Sign consent authorization documents for each adult in the household.	In order to be deemed eligible for admission to public housing, an applicant must meet the following criteria: Meets the definition of a family as defined by HUD and FH. Heads a household where at least one member of the household is either a citizen or eligible non-citizen. (24 CFR Part 5, Subpart E) Has an annual income at the time of admission that does not exceed the low-income limits for occupancy established by HUD and posted separately at FH Provides a Social Security number for all family members, or will provide written certification that they legally cannot obtain Social Security numbers at this time and will notify the FH upon receipt of a Social Security number Meets the Suitability Criteria as set forth in this chapter Has no outstanding debt to any housing authority Sign consent authorization documents for each adult in the household. FH must determine that the current or past behavior of household members does not include activities that are prohibited by HUD or FH. Upon the FH's full implementation of HOTMA, meet net asset and property ownership restriction requirements.	No	Clarification Change	No
27	3	3.4.1	[24 CFR 5.105 (a)(2), 24 CFR 5.403 Notice PIH 2023-27, and FR Notice 2/14/23].	[24 CFR 5.105 (a)(2), 24 CFR 5.100, 24 CFR 5.403 FR 02/03/2012 and NOTICE PIH 2014-20] Notice PIH 2023-27, and FR Notice 2/14/23].	No	Clarification Change	No

28	3	3.4.16	A Foster Adult is a member of the household who is 18 years of age or older and meets the definition of a foster adult under state law. In general, a foster adult is a person who is 18 years of age or older, is unable to live independently due to a debilitating physical or mental condition, and is placed with the family by an authorized placement agency or by judgment, decree, or other order of any court of competent jurisdiction. A Foster Child is a member of the household who meets the definition of a foster child under state law. In general, a foster child is placed with the family by an authorized placement agency (e.g., public child welfare agency) or by judgment, decree, or other order of any court of competent jurisdiction. Foster children and foster adults that are living with an applicant or resident family are considered household members but not family members. The income of foster children/adults is not counted in family annual income and foster children/adults do not qualify for a dependent deduction [24 CFR 5.603 and HUD-50058 IB, pp. 13-14].	A Foster Adult is a member of the household who is 18 years of age or older and meets the definition of a foster adult under state law. In general, a foster adult is a person who is 18 years of age or older, is unable to live independently due to a debilitating physical or mental condition, and is placed with the family by an authorized placement agency or by judgment, decree, or other order of any court of competent jurisdiction. A Foster Child is a member of the household who meets the definition of a foster child under state law. In general, a foster child is placed with the family by an authorized placement agency (e.g., public child welfare agency) or by judgment, decree, or other order of any court of competent jurisdiction. Foster children and foster adults that are living with an applicant or resident family are considered household members but not family members. The income of foster children/adults is not counted in family annual income and foster children/adults do not qualify for a dependent deduction [24 CFR 5.603 and HUD-50058 IB, pp. 13-14]. A foster child or foster adult may be allowed to reside in the unit if their presence would not overcrowd the unit.	No	Clarification Change	No
29	3	3.4.22	Added entire section to clarify absent student	3.4.22 ABSENT STUDENT When someone who has been considered a family member attends school away from home, the person will continue to be considered a family member unless information becomes available to the FH indicating that the student has established a separate household or the family declares that the student has established a separate household.	No	Clarification Change	No
30	3	3.5.3	3.5.3 Using Income Limits for Eligibility [24 CFR 960.201]	3.5.3 Using Income Limits for Eligibility [24 CFR 960.201 and notice pih 2023-27]	No	Clarification Change	No
31	3	3.5.5	In order to receive assistance, a family member must be a U.S. citizen, a citizen of the Freely Associated States of the Marshall Islands, the Federated States of Micronesia, and Palau, or an eligible immigrant. Individuals who are neither may elect not to contend their status. Eligible immigrants are persons who are in one of the six immigrant categories as specified by HUD. Housing assistance is available only to individuals who are U.S. citizens, U.S. nationals (herein referred to as citizens and nationals), or noncitizens that have eligible immigration status. At least one family member must be a citizen, national, or noncitizen with eligible immigration status in order for the family to qualify for any level of assistance. All applicant families must be notified of the requirement to submit evidence of their citizenship status when they apply	In order to receive assistance, a family member must be a U.S. citizen, a citizen of the Freely Associated States of the Marshall Islands, the Federated States of Micronesia, and Palau, or an eligible immigrant. Individuals who are neither may elect not to contend their status. Eligible immigrants are persons who are in one of the six immigrant categories as specified by HUD. Housing assistance is available only to individuals who are U.S. citizens, U.S. nationals (herein referred to as citizens and nationals), or noncitizens that have eligible immigration status. At least one family member must be a citizen, national, or noncitizen with eligible immigration status in order for the family to qualify for any level of assistance. All applicant families must be notified of the requirement to submit evidence of their citizenship status when they apply	No	Clarification Change	No
32	3	3.5.5	Added entire section	Declaration [24 CFR 5.508] HUD requires each family member to declare whether the individual is a citizen, a national, or an eligible noncitizen, except those members who elect not to contend that they have eligible immigration status. Those who elect not to contend their status are considered to be ineligible noncitizens. For citizens, nationals and eligible noncitizens the declaration must be signed personally by he head, spouse, cohead, and any other family member 18 or older, and by a parent or guardian for minors. The family must identify in writing any family members who elect not to contend their immigration status (see Ineligible Noncitizens below). No declaration is required for live-in aides, foster children, or foster adults. Added entire section	No	Clarification Change	No

33	3	3.5.5	Added entire section	U.S. Citizens and Nationals U.S. citizens or U.S. nationals (or the parent/guardian for family members under age 18) must sign a declaration of their status, under penalty of perjury. In general, citizens and nationals are required to submit only a signed declaration that claims their status. However, HUD regulations permit the PHA to request additional documentation of their status, such as a passport. HUD strongly encourages PHAs to require that families provide proof of citizenship by such means as birth certificates, naturalization certificates, passports, or other documentation [HUD Secretary Letter 12/16/25]. ·Family members who declare citizenship or national status will not be required to provide additional documentation unless the FH receives information indicating that an individual's declaration may not be accurate. Added entire section	No	Clarification Change	No
34	3	3.5.5	Added entire section	Eligible Noncitizens Eligible noncitizens (or the parent/guardian for family members under age 18) must sign a declaration of their status, under penalty of perjury. In addition to providing a signed declaration, those declaring eligible noncitizen status must sign a verification consent form and cooperate with PHA efforts to verify their immigration status as described in Chapter 7. The documentation required for establishing eligible noncitizen status varies depending upon factors such as the date the person entered the U.S., the conditions under which eligible immigration status has been granted, the person's age, and the date on which the family began receiving HUD-funded assistance. Lawful residents of the Marshall Islands, the Federated States of Micronesia, and Palau, together known as the Freely Associated States, or FAS, are eligible for housing assistance under section 141 of the Compacts of Free Association between the U.S. Government and the Governments of the FAS [Public Law 106-504]. Added entire section	No	Clarification Change	No
35	3	3.5.5	Mixed Families: A family is eligible for assistance as long as at least one member is a citizen or eligible immigrant. Families that include eligible and ineligible individuals are called "mixed." Such applicant families will be given notice that their assistance will be pro- rated and that they may request a hearing if they contest this determination.	Mixed Families: A family is eligible for admission as long as at least one member is a citizen, national, or eligible noncitizen. Families that include eligible and ineligible individuals are considered mixed families. Such families will be given notice that their assistance will be prorated, and that they may request a hearing if they contest this determination. See Chapter 6 for a discussion of how rents are prorated, and Chapter 14 for a discussion of grievance hearing procedures. A family is eligible for assistance as long as at least one member is a citizen or eligible immigrant. Families that include eligible and ineligible individuals are called "mixed." Such applicant families will be given notice that their assistance will be pro- rated and that they may request a hearing if they contest this determination.	No	Clarification Change	No
36	3	3.6.1	This part covers the following topics: ·Screening ·Required denial of admission ·Other permitted reasons for denial of admission ·Criteria for deciding to deny admission ·Prohibition against denial of admission to victims of domestic violence, dating violence, sexual assault, , stalking, or human trafficking, regardless of sex, gender identity, or sexual orientation	This part covers the following topics: ·Screening ·The asset limitation in public housing ·Required denial of admission ·Other permitted reasons for denial of admission ·Criteria for deciding to deny admission ·Prohibition against denial of admission to victims of domestic violence, dating violence, sexual assault, , stalking, or human trafficking, regardless of sex, gender identity, or sexual orientation	No	HUD Mandatory	No
37	3	3.6.8	Added entire section	3.6.8 RESTRICTION ON ASSISTANCE BASED ON ASSETS [24.CFR 5.618] There are two circumstances under which a family is ineligible for the program based on asset ownership. First, assistance may not be provided to any family if the family's net assets exceed the HUD-published asset limitation amount (adjusted annually by HUD). •This amount is listed in HUD's current year Inflation-Adjusted Values tables. Second, the family has real property that is suitable for occupancy by the family as a residence and the family has: •A present ownership interest in the real property; •A legal right to reside in the real property; and •The effective legal authority to sell (based on state or local laws of the jurisdiction where the property is located) the real property. FH does not have the discretion not to enforce or provide limited enforcement of the asset limitation at admission. However, the real property restriction does not apply in the following circumstances: •Any property for which the family is receiving assistance for a manufactured home under 24 CFR 982.620 or under the HCV Homeownership program; •Any property that is jointly owned by a member of the family and at least one non-household member who does not live with the family, if the non-household member resides at the jointly owned property.	No	HUD Mandatory	No
38	4	4.4.4	HCV/PBV Preference If an HCV/PBV family's HAP contract is being terminated due to an owner failing to make required repairs, within the required time frame, and the family is unable to lease a new unit within the term of the voucher, the family will receive a preference to be placed in an appropriate-sized public housing unit once available.	HCV/PBV Preference HCV Abatement-Affected Family Preference (2 points) The FH will provide a preference for an HCV family whose HAP contract is being terminated due to an owner failing to make required repairs within the required time frame, and who were unable to lease a new unit within the term of the voucher. If an HCV/PBV family's HAP contract is being terminated due to an owner failing to make required repairs, within the required time frame, and the family is unable to lease a new unit within the term of the voucher, the family will receive a preference to be placed in an appropriate-sized public housing unit once available.	No	HUD Required	No

39	4	4.4.15	Added entire section	Interviews will be conducted in English. For applicants who may require language assistance, the FH will encourage families to bring an advocate, family member, friend, or other adult representative to assist in communications. The FH will also utilize available resources such as bilingual staff, community volunteer resources, responsible use of artificial intelligence technology, and/or machine translation to assist families with communication	No	Clarification Change	No
40	4	4.4.17	4.4.17PREFERENCE DENIAL If upon verification FH determines that the family does not qualify for the preference claimed, the family does not receive the preference and the pre-application may be cancelled or put back on the interest list; unless the family was selected during the final draw, in which case the pre-application may be cancelled. The family will be notified in writing when this occurs, and advised of the family's right to request an informal review. For additional information, refer to Chapter 14.	4.4.17PREFERENCE DENIAL If the family is claiming a waiting list preference, the family must provide documentation to verify their eligibility for a preference (see Chapter 7). If the family is verified as eligible for the preference, the FH will proceed with determination. If the FH determines the family is not eligible for the preference, the family will be placed back on the interest list according to the date and time of their application. If upon verification FH determines that the family does not qualify for the preference claimed, the family does not receive the preference and the pre-application may be cancelled or put back on the interest list; unless the family was selected during the final draw, in which case the pre-application may be cancelled. The family will be notified in writing when this occurs, and advised of the family's right to request an informal review. For additional information, refer to Chapter 14.	No	Clarification Change	No
41	4	4.3.1	Grammar Changes		No	Grammer Changes	No
42	5	5.3	24 CFR 1.4(b)(2)(ii); 24 CFR 960.208	Removed the CFR	No	Clarification Change	No
43	6	6.2.3	·When EIV is obtained and the family does not dispute the EIV employer data, FH will use current tenant-provided documents to project annual income. When the tenant-provided documents are pay stubs, FH will make every effort to obtain current and consecutive pay stubs dated within the last 60 days.	When EIV is obtained and the family does not dispute the EIV employer data, based on information provided in the family annual reexamination declaration and family-provided documents , FH will use current tenant-provided documents to project annual wages income . When the tenant-provided documents are pay stubs, FH will make every effort to obtain current and consecutive pay stubs dated within the last 60 days	No	Clarification Change	No
44	6	6.2.7	An independent contractor is defined as an individual who qualifies as an independent contractor instead of an employee in accordance with the Internal Revenue Code Federal income tax requirements and whose earnings are consequently subject to the Self-Employment Tax. In general, an individual is an independent contractor if the payer has the right to control or direct only the result of the work and not what will be done and how it will be done [24 CFR 5.603(b)]. This may include individuals such as third-party delivery and transportation service providers and “gig workers” like babysitters, landscapers, rideshare drivers, and house cleaners. Income earned as an independent contractor is not considered nonrecurring income.	An independent contractor is defined as an individual who qualifies as an independent contractor instead of an employee in accordance with the Internal Revenue Code Federal income tax requirements and whose earnings are consequently subject to the Self-Employment Tax. In general, an individual is an independent contractor if the payer has the right to control or direct only the result of the work and not what will be done and how it will be done [24 CFR 5.603(b)]. This may include individuals such as third-party delivery and transportation service providers and “gig workers” like babysitters, landscapers, rideshare drivers, and house cleaners. Income earned as an independent contractor is not considered nonrecurring income and therefore included in annual income unless otherwise excluded by regulation.	No	Clarification Change	No
45	6	6.2.10	Alimony and Child Support FH must count alimony awarded as part of a divorce or separation agreement or child support amounts awarded by the court. FH will count court-awarded amounts for alimony and/or child support unless the FH verifies that: ·The payments are not being received as awarded and/or ·The family has made reasonable efforts to collect amounts due, including filing with courts or agencies responsible for enforcing payments.	Alimony and Child Support Annual income includes “all amounts received,” not the amount that a family may be legally entitled to receive but which they do not receive. For example, a family's child-support or alimony income must be based on payments received, not the amounts to which the family is entitled by court or agency orders [Notice PIH 2023-27]. The FH will count all regular payments of alimony or child support awarded as part of a divorce or separation agreement unless the family certifies and the FH verifies that the payments are not being made. Family Claims No Payments Being Received: In order to verify that payments are not being made, the FH will review child support payments over the last three months. If no payments have been made in the past three months and there are no lump sums, the FH will not include alimony or child support in annual income. Payments Being Received: If payments are being made regularly, the FH will use the amount received during the last 12 months (excluding any lump sums received). If payments have been made for a period less than 12 months, the FH will average all payments that have been made. Lump Sum Payments: At new admission or interim recertification, if any lump sum payments were made in the past 12 months, the FH will determine the likelihood of the family receiving another similar payment within the next 12 months before deciding whether or not this amount will be included in the calculation of annual income. If the FH determines and can appropriately verify that the family in all likelihood will not receive a similar payment, then the amount will not be considered when projecting annual income. If the FH determines that it is likely that the family will receive a similar payment and can appropriately verify it, the amount will be included when projecting annual income. FH must count alimony awarded as part of a divorce or separation agreement or child support amounts awarded by the court. FH will count court-awarded amounts for alimony and/or child support unless the FH verifies that: ·The payments are not being received as awarded and/or ·The family has made reasonable efforts to collect amounts due, including filing with courts or agencies responsible for enforcing payments.	No	Clarification Change	No

46	6	6.2.13	Added entire section	STATE PAYMENTS TO ALLOW INDIVIDUALS WITH DISABILITIES TO LIVE AT HOME [24 CFR 5.609(b)(19)] Payments made by or authorized by a state Medicaid agency (including through a managed care entity) or other state or federal agency to an assisted family to enable a member of the assisted family who has a disability to reside in the family's assisted unit are excluded. Authorized payments may include payments to a member of the assisted family through state Medicaid-managed care systems, other state agencies, federal agencies, or other authorized entities. The payments must be received for caregiving services a family member provides to enable another member of the assisted family who has a disability to reside in the family's assisted unit. Payments to a family member for caregiving services for someone who is not a member of the assisted family (such as for a relative that resides elsewhere) are not excluded from income. Furthermore, if the agency is making payments for caregiving services to the family member for an assisted family member and for a person outside of the assisted family, only the payments attributable to the caregiving services for the caregiver's assisted family member would be excluded from income.	No	HUD Mandatory	No
47	6	6.2.14	Added entire section	CIVIL RIGHTS SETTLEMENTS [24 CFR 5.609(b)(25); FR Notice 2/14/23] Regardless of how the settlement or judgment is structured, civil rights settlements or judgments, including settlements or judgments for back pay, are excluded from annual income. This may include amounts received because of litigation or other actions, such as conciliation agreements, voluntary compliance agreements, consent orders, other forms of settlement agreements, or administrative or judicial orders under the Fair Housing Act, Title VI of the Civil Rights Act, Section 504 of the Rehabilitation Act (Section 504), the Americans with Disabilities Act, or any other civil rights or fair housing statute or requirement. While these civil rights settlement or judgment amounts are excluded from income, the settlement or judgment amounts will generally be counted toward the family's net family assets (e.g., if the funds are deposited into the family's savings account or a revocable trust under the control of the family or some other asset that is not excluded from the definition of net family assets). Income generated on the settlement or judgment amount after it has become a net family asset is not excluded from income. For example, if the family received a settlement or back pay and deposited the money in an interest-bearing savings account, the interest from that account would be income at the time the interest is received. Furthermore, if a civil rights settlement or judgment increases the family's net family assets such that they exceed the HUD-published threshold amount (\$52,787for 2026), then income will be imputed on the net family assets pursuant to 24 CFR 5.609(a)(2). If the imputed income, which HUD considers unearned income, increases the family's annual adjusted income by 10 percent or more, then an interim reexamination of income will be required unless the addition to the family's net family assets occurs within the last three months of the family's income certification period and the PHA or owner chooses not to conduct the examination.	No	HUD Mandatory	No
48	6	6.3.1	Assets Disposed Ofof for Less than Fair Market Value [24 CFR 5.603(b)] HUD regulations require FH to count as a current asset any business or family asset that was disposed of for less than fair market value during the two years prior to the effective date of the examination/reexamination, except as noted below.	Assets Disposed Ofof for Less than Fair Market Value [24 CFR 5.603(b)] FH must include the value of any business or family assets disposed of by an applicant or participant for less than fair market value (including a disposition in trust, but not in a foreclosure or bankruptcy sale) during the two years preceding the date of application or reexamination, as applicable, in excess of the consideration received for the asset. An asset moved to a retirement account held by a member of the family is not considered to be an asset disposed of for less than fair market value. [Notice PIH 2023-27]. The family must certify whether any assets have been disposed of for less than fair market value in the preceding two years. HUD regulations require FH to count as a current asset any business or family asset that was disposed of for less than fair market value during the two years prior to the effective date of the examination/reexamination, except as noted below.	No	Clarification Change	No
49	6	6.3.2	Added entire section	Checking and Savings Accounts [Notice PIH 2023-27] HUD considers bank accounts as non-necessary items of personal property. Whether or not non necessary personal property is counted toward net family assets depends on the combined value of all of the family's assets. • When the combined value of net family assets is greater than the HUD-published threshold amount, which is adjusted annually and listed in HUD's current year Inflation Adjusted Values tables 52,787 for 2026), checking and/or savings accounts would be counted toward net family assets. •When the combined value of all non-necessary personal property does not exceed the HUD-published threshold amount, all non-necessary personal property is excluded from net family assets. In this case, the value of the family's checking and/or savings accounts would not be considered when calculating net family assets. However, actual income from checking and savings accounts is always included in a family's annual income, regardless of the total value of net family assets or whether the asset itself is included or excluded from net family assets, unless that income is specifically excluded.	No	HUD Mandatory	No

50	6	6.4.2	DEPENDENT DEDUCTION An allowance of \$480 is deducted from annual income for each dependent (which amount will be adjusted by HUD annually in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workers, rounded to the next lowest multiple of \$25) [24 CFR 5.611(a)(1)]. A dependent is defined as any family member other than the head, spouse, or cohead who is under the age of 18 or who is 18 or older and is a person with disabilities or a full-time student. Foster children, foster adults, and live-in aides are never considered dependents [24 CFR 5.603(b)].	DEPENDENT DEDUCTION An allowance of \$480-500 is deducted from annual income for each dependent (which amount will be adjusted by HUD annually in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workers, rounded to the next lowest multiple of \$25) [24 CFR 5.611(a)(1)]. A dependent is defined as any family member other than the head, spouse, or cohead who is under the age of 18 or who is 18 or older and is a person with disabilities or a full-time student. Foster children, foster adults, and live-in aides are never considered dependents [24 CFR 5.603(b)].	No	Clarification Change	No
51	6	6.4.3	ELDERLY OR DISABLED FAMILY DEDUCTION A single deduction of \$525 is taken for any elderly or disabled family (which amount will be adjusted by HUD annually in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workers, rounded to the next lowest multiple of \$25) [24 CFR 5.611(a)(2)]. An elderly family is a family whose head, spouse, cohead, or sole member is 62 years of age or older, and a disabled family is a family whose head, spouse, cohead, or sole member is a person with disabilities [24 CFR 5.403].	ELDERLY OR DISABLED FAMILY DEDUCTION A single deduction of \$525 550 is taken for any elderly or disabled family (which amount will be adjusted by HUD annually in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workers, rounded to the next lowest multiple of \$25) [24 CFR 5.611(a)(2)]. An elderly family is a family whose head, spouse, cohead, or sole member is 62 years of age or older, and a disabled family is a family whose head, spouse, cohead, or sole member is a person with disabilities [24 CFR 5.403].	No	HUD Mandatory	No
52	6	6.4.1	(a) Mandatory deductions (1) \$480 for each dependent (adjusted annually by HUD, rounded to the next lowest multiple of \$25); (2) \$525 for any elderly family or disabled family (adjusted annually by HUD, rounded to the next lowest multiple of \$25);	(a) Mandatory deductions (1) \$480 500 for each dependent (adjusted annually by HUD, rounded to the next lowest multiple of \$25); (2) \$525-550 for any elderly family or disabled family (adjusted annually by HUD, rounded to the next lowest multiple of \$25);	No	HUD Mandatory	No
53	6	6.4.4	Added entire section	Before placing health, medical, or disability expense bills and documentation in the tenant file, FH will redact all personally identifiable information. If the FH receives documentation from a verification source that contains the individual's specific diagnosis, information regarding the individual's treatment, and/or information regarding the nature or severity of the person's disability, FH will immediately dispose of this confidential information; this information will never be maintained in the individual's file. If the information needs to be disposed of, FH will note in the individual's file that verification was received, the date received, and the name and address of the person/organization that provided the verification. Under no circumstances will the FH include an applicant's or resident's medical records in the file [Notice PIH 2010-26].	No	Clarification Change	No
54	6	6.4.5	The disability expense deduction is capped by the amount of "earned income received by family members who are 18 years of age or older and who are able to work" because of the expense [24 CFR 5.611(a)(3)(ii)]. The earned income used for this purpose is the amount verified before any earned income disallowances or income exclusions are applied.	The disability expense deduction is capped by the amount of "earned income received by family members who are 18 years of age or older and who are able to work" because of the expense [24 CFR 5.611(a)(3)(ii)]. The earned income used for this purpose is the amount verified before any earned-income disallowances- or income exclusions are applied.	No	Clarification Change	No
55	6	6.4.6	The earned income used for this purpose is the amount of earned income verified after any earned income disallowances or income exclusions are applied.	The earned income used for this purpose is the amount of earned income verified after any earned-income disallowances-or income exclusions are applied.	No	HUD Mandatory	No
56	6	6.2.1	[Notice PIH 2023-27]	[Notice PIH 2023-27] Revision 3.	No	Clarification Change	No
57	6	6.2.3	Known Changes in income	Known Changes in Income example:	No	Clarification Change	No
58	6	6.2.4	Athletic Scholarship (PIH 2005 16)	Athletic Scholarship (PIH 2005-16)-	No	Clarification Change	No
59	6	6.2.6	Earned Income Disallowance [24 CFR 960.255]	Removed this section	No	Clarification Change	No
60	6	6.2.13	Earned income tax credit (EITC) refund payments received on or after January?1,?1991 (26 U.S.C. 32(j)). This exclusion also applies to assets.	Earned income tax credit (EITC) refund payments received on or after January?1,?1991 (26 U.S.C. 32(j)). This exclusion also applies to assets.	No	Clarification Change	No
61	6	6.4	HCV verbage	remvoed HCV section	No	Clarification Change	No
62	6	6.4	spelling correction (medical)	FH will consider them health and medical care expenses	No	Clarification Change	No

63	7	7.3.1	In order to prevent program abuse, FH will require applicants to furnish verification of legal identity for all family members. The documents listed below will be considered acceptable verification of legal identity for adults. If a document submitted by a family is illegible or otherwise questionable, more than one of these documents may be required. ·Certificate of birth, naturalization papers ·Current, valid driver's license ·Current, valid State issued ID card ·U.S. military discharge (DD 214) ·U.S. passport Documents considered acceptable for the verification of legal identity for minors may be one or more of the following: ·Certificate of birth ·Adoption papers ·Custody agreement	The FH will require families to furnish verification of legal identity for each household member. Verification of Legal Identity for AdultsVerification of Legal Identity for Children Certificate of birth, naturalization papers Church issued baptismal certificate Current, valid driver's license or Department of Motor Vehicle identification card U.S. military discharge (DD 214) Current U.S. passport Current government employer identification card with pictureCertificate of birth Adoption papers Custody agreement Health and Human Services ID Certified school records If a document submitted by a family is illegible for any reason or otherwise questionable, more than one of these documents may be required. If none of these documents can be provided and at the FH's discretion, a third party who knows the person may attest to the person's identity. The certification must be provided in a format acceptable to the FH and be signed by the family member whose information or status is being verified. Legal identity will be verified for all applicants at the time of eligibility determination and in cases where the FH has reason to doubt the identity of a person representing themselves to be a tenant or a member of a tenant family. In order to prevent program abuse, FH will require applicants to furnish verification of legal identity for all family members. The documents listed below will be considered acceptable verification of legal identity for adults. If a document submitted by a family is illegible or otherwise questionable, more than one of these documents may be required. ·Certificate of birth, naturalization papers ·Current, valid driver's license ·Current, valid State issued ID card ·U.S. military discharge (DD 214)	No	Clarification Change	No
64	7	7.3.6	Added the entire section	FH offers a preference for families in the HCV families whose HAP contract is being terminated due to an owner failing to make required repairs within the required time frame, and who were unable to lease a new unit within the term of the voucher, described in Section 4-III.B. The FH will verify this preference through review of internal HCV program records. FH also offers a preference to a family that includes a victim of domestic violence, dating violence, sexual assault, stalking, or human trafficking who are seeking an emergency transfer under VAWA from the FH's Housing Choice Voucher program or other covered housing program operated by the FH as described in Section 4-III.B. FH will verify this preference through review of internal records, and will follow VAWA documentation requirements outlined in Section 16-VII.D	No	HUD Mandatory	No
65	7	7.2.7	Alimony or Child Support Payments Acceptable methods of verification include, in this order: Copy of a separation or settlement agreement or a divorce decree stating amount and type of support and payment schedules or, ·A notarized letter from the persons paying the support or, ·Family's self-certification of amount received and of the likelihood of support payments being received in the future, or that support payments are not being received or, ·If payments are irregular, the family must provide appropriate court or welfare agency documents supporting the family's claim that the amount they are actually receiving is less than child support/alimony that was ordered.	Alimony or Child Support Payments Acceptable methods of verification include, in this order: •Copies of the receipts and/or payment stubs for the 12 months prior to PHA request •Third-party verification form from the state or local child support enforcement agency •Third-party verification form from the person paying the support •Family's self-certification of amount received Note: Families are not required to undertake independent enforcement action ·Copy of a separation or settlement agreement or a divorce decree stating amount and type of support and payment schedules or; A notarized letter from the persons paying the support or;	No	Clarification Change	No

66	7	7.2.10	Medical and Disabled Assistance Expenses Health and medical care expenses will be verified through: Families who claim medical expenses or expenses to assist a person(s) with disability will be required to submit a certification as to whether or not any expense payments have been, or will be, reimbursed by an outside source. All expense claims will be verified by one or more of the methods listed below: •Written verification by a doctor, hospital or clinic personnel, dentist, pharmacist, of (a) the anticipated medical costs to be incurred by the family and regular payments due on Medical bills; and (b) if those expenses will be reimbursed by insurance or a government agency. •Written confirmation by the insurance company or employer of health insurance premiums to be paid by the family. •Written confirmation from the Social Security Administration's of Medicare premiums to be paid by the family over the next 12 months. A computer printout will be accepted.	Health and Medical Care Expense Deduction Medical and Disabled Assistance Expenses Health and medical care expenses will be verified through: Written third-party documents provided by the family, such as pharmacy printouts or receipts. FH will make a best effort to determine what expenses from the past are likely to continue to occur in the future. FH will also accept evidence of monthly payments or total payments that will be due for health and medical care expenses during the upcoming 12 months. Written third-party verification forms, if the family is unable to provide acceptable documentation. If third-party or document review is not possible, written family certification as to costs anticipated to be incurred during the upcoming 12 months. Before placing bills and documentation in the tenant file, FH will redact all personally identifiable information. If FH receives documentation from a verification source that contains the individual's specific diagnosis, information regarding the individual's treatment, and/or information regarding the nature or severity of the person's disability, FH will immediately dispose of this confidential information; this information will never be maintained in the individual's file. If the information needs to be disposed of, FH will note in the individual's file that verification was received, the date received, and the name and address of the person/organization that provided the verification. Under no circumstances will FH include an applicant's or resident's medical records in the file [Notice PIH 2010-26]. In addition, FH must verify that: •The household is eligible for the deduction. •The costs to be deducted are qualified medical expenses. •The expenses are not paid for or reimbursed by any other source. •Costs incurred in past years are counted only once. Families who claim medical expenses or expenses to assist a person(s) with disability will be required to submit a certification as to whether or not any expense payments have been, or will be, reimbursed by an outside source. All expense claims will be verified by one or more of the methods listed below: •Written verification by a doctor, hospital or clinic personnel, dentist, pharmacist, of (a) the anticipated medical costs to be incurred by the family and regular payments due on Medical bills; and (b) if those expenses will be reimbursed by insurance or a government agency. •Written confirmation by the insurance company or employer of health insurance premiums to be paid by the family. •Written confirmation from the Social Security Administration's of Medicare premiums to be paid by the family over the next 12 months. A computer printout will be accepted.	No	Clarification Change	No
67	7	7.2.10	Auxiliary Apparatus: Receipts for purchases or proof of monthly payments and maintenance expenses for auxiliary apparatus. In the case where the person with disabilities is employed, a statement from the employer that the auxiliary apparatus is necessary for employment will be required. NOTE: Disability expenses are allowable deductions only if the expenses enable a member of the household age 18 and over (including the disabled member) to go to work.	Auxiliary Apparatus. Expenses for auxiliary apparatus will be verified through: Written third-party documents provided by the family, such as billing statements for purchase of auxiliary apparatus, or other evidence of monthly payments or total payments that will be due for the apparatus during the upcoming 12 months. Third-party verification form signed by the provider, if family-provided documents are not available. If third-party or document review is not possible, written family certification of estimated apparatus costs for the upcoming 12 months. In addition, FH must verify that: oThe family member for whom the expense is incurred is a person with disabilities (as described in 7-II.F above). oThe expense permits a family member, or members, to work (as described in 6-II.E.). oThe expense is not reimbursed from another source (as described in 6-II.E.). Receipts for purchases or proof of monthly payments and maintenance expenses for auxiliary apparatus. In the case where the person with disabilities is employed, a statement from the employer that the auxiliary apparatus is necessary for employment will be required.	No	HUD Mandatory	No
68	8	8.1	Grammar Changes		No	Grammer Changes	No
70	9	9.1	Standards for Continued Occupancy. This part lists the criteria a resident must meet to be eligible for continued occupancy.	Part I: Annual Reexaminations for Families Paying Income-Based Rents. This part discusses the requirements for annual reexamination of income and family composition. Full reexaminations are conducted at least once a year for families paying income-based rents. Standards for Continued Occupancy: This part lists the criteria a resident must meet to be eligible for continued occupancy.	No	Clarification Change	No

71	9	9.1	Annual Reexaminations for Families Paying Income Based Rents or Flat Rent. This part discusses the requirements for annual reexaminations of income and family composition. Full reexaminations are conducted once a year for families paying income-based rent. Full reexaminations are conducted once every three years for families paying Flat Rent. This part also contains FH policies for conducting annual updates of family composition for flat rent families. FH may perform reexaminations for households on fixed income, as defined by HUD on a triennial basis.	Part II: Reexaminations for Families Paying Flat Rents. This part contains the FH's policies for conducting full reexaminations of family income and composition for families paying flat rents. These full reexaminations are conducted at least once every three years. This part also contains the FH's policies for conducting annual updates of family composition for flat rent families Annual Reexaminations for Families Paying Income Based Rents or Flat Rent. This part discusses the requirements for annual reexaminations of income and family composition: Full reexaminations are conducted once a year for families paying income-based rent. Full reexaminations are conducted once every three years for families paying Flat Rent. This part also contains FH policies for conducting annual updates of family composition for flat rent families. FH may perform reexaminations for households on fixed income, as defined by HUD on a triennial basis.	No	Clarification Change	No
72	9	9.3.1	For those families who choose to pay income-based rent, FH will conduct a reexamination of income and family composition annually [24 CFR 960.257]. For families who choose to pay flat rents, FH must conduct a reexamination of family composition annually, and must conduct a reexamination of family income once every 3 years [24 CFR 960.257(a)(2)]. Policies related to the reexamination process for families paying flat rent are located in Section 9.28 of this chapter.	For those families who choose to pay income-based rent, FH will conduct a reexamination of income and family composition annually [24 CFR 960.257]. With the exception of over-income families, who must have their income reviewed at 12 and 24 months, For families who choose to pay flat rents, FH must conduct a reexamination of family composition annually, and must conduct a reexamination of family income once every 3 years [24 CFR 960.257(a)(2)]. Policies related to the reexamination process for families paying flat rent are located in Part II Section 9.28 of this chapter.	No	HUD Mandatory	No
73	9	9.4.8	9.4.8 CONTINUANCE OF ASSISTANCE FOR “MIXED” FAMILIES Under the Non-Citizens Rule, “mixed” families are families that include at least one citizen or eligible immigrant and any number of ineligible members. “Mixed” families who were participants on June 19, 1995, shall continue receiving full assistance if they meet the following criteria: The head of household, co-head or spouse is a U.S. citizen or has eligible immigrant status; AND • The family does not include any ineligible immigrants other than the head, spouse, parents or children of the head, co-head or spouse.	9.4.8 CONTINUANCE OF ASSISTANCE FOR “MIXED” FAMILIES Under the Non-Citizens Rule, “mixed” families are families that include at least one citizen or eligible non-citizen immigrant and any number of ineligible members. “Mixed” families who were participants on June 19, 1995, shall continue receiving full assistance if they meet the following criteria: The head of household, co-head or spouse is a U.S. citizen or has eligible non-citizen immigrant status; AND •The family does not include any ineligible immigrants other than the head, spouse, parents or children of the head, co-head or spouse.	No	Clarification Change	No
74	9	9.4	Added entire section	REEXAMINATIONS FOR FAMILIES PAYING FLAT RENTS {24 CFR 960.253(F)} 9.4.1 OVERVIEW HUD requires that the FH offer all families the choice of paying income-based rent or flat rent at least annually. FH's policies for offering families a choice of rents are located in Chapter 6. For families who choose flat rents, FH must conduct a reexamination of family composition at least annually and must conduct a reexamination of family income at least once every three years [24 CFR 960.253(f)]. The FH is only required to provide the amount of income-based rent the family might pay in those years that the FH conducts a full reexamination of income and family composition, or upon request of the family after the family submits updated income information [24 CFR 960.253(e)(2)]. However, these regulations are not applicable to over-income families. Once an over-income determination is made, FH must conduct an interim reexamination at 12 and 24 months, as applicable, to determine if the family remains over-income [Notice PIH 2023-03]. As it does for families that pay income-based rent, FH must also review compliance with the community service requirement for families with nonexempt individuals. This part contains FH's policies for conducting reexaminations of families who choose to pay flat rents. 9.4.2 FULL REEXAMINATION OF FAMILY INCOME AND COMPOSITION For families paying flat rents, the FH will conduct a full reexamination of family income and composition once every three years. However, for flat rent families who become over-income between full annual reexaminations, FH will conduct an interim reexamination at 12 and 24 months following the initial over-income determination as needed to verify the family remains over-income. The family will continue to be given a choice between income-based and flat rent at each annual reexamination during the over-income grace period. If the family is subsequently determined to no longer be over-income: If the determination is the result of an annual reexamination, the family will be given a choice between income-based or flat rent at reexam. If the family selects flat rent, FH will resume reexamination of family income and composition once every three years. If determination is as a result of an interim reexamination, FH will conduct an annual reexamination for the family at their next scheduled annual date. If the family selects flat rent, FH will resume reexamination of family income and composition once every three years. Families will only be given the choice between income-based and flat rent at annual reexamination. 9.4.3 REEXAMINATION OF FAMILY COMPOSITION (ANNUAL UPDATE) As noted above, if full reexaminations are conducted every three years for families paying flat rents, in the years between full reexaminations, regulations require FH to conduct a reexamination of family composition (“annual update”) [24 CFR 960.257(a)(2)]. Over-income families who select the flat rent are not subject to annual update as their income must be reviewed, and an interim reexamination conducted, at 12 and 24 months as applicable. The annual update process is similar to the annual reexamination process, except that the FH does not collect information about the family's income and	No	Clarification Change	No

75	9	9.5	Overview For those families paying income-based rent, FH must recalculate the rent amount based on the income information received during the reexamination process and notify the family of the changes [24 CFR 966.4, 960.257]. While the basic policies that govern these calculations are provided in Chapter 6, this part lays out policies that affect these calculations during a reexamination.	Family circumstances may change during the period between annual reexaminations. HUD and FH policies define the types of information about changes in family circumstances that must be reported, and under what circumstances the FH must process interim reexaminations to reflect those changes. A family may request an interim determination of family income or composition because of any changes since the last determination. FH must conduct any interim reexamination within a reasonable period of time after the family request or when the FH becomes aware of a change in the family's adjusted income that must be processed in accordance with HUD regulations. What qualifies as a "reasonable time" may vary based on the amount of time it takes to verify information, FH generally will conduct the interim reexamination not longer than 30 days after the FH becomes aware of changes in income. Notice PIH 2023-27 changes the conditions under which interim reexaminations must be conducted, codifies when interim reexaminations should be processed and made effective, and requires related changes for annual reexaminations and streamlined income determinations. When the FH determines that an interim reexamination of income is necessary, they must ask the family to report changes in all aspects of adjusted income. For those families paying income-based rent, FH must recalculate the rent amount based on the income information received during the reexamination process and notify the family of the changes [24 CFR 966.4, 960.257]. While the basic policies that govern these calculations are provided in Chapter 6, this part lays out policies that affect these calculations during a reexamination.	No	Clarification Change	No
76	9	9.5.1	Added entire section	All families, those paying income-based rent as well as flat rent, must report all changes in family and household composition that occur between annual reexaminations (or annual updates) within 10 business days of the change. The addition of a family member as a result of birth, adoption, or court-awarded custody does not require FH approval. However, the family is required to promptly notify the FH of the addition [24 CFR 966.4 (a)(1)(v)].	No	Clarification Change	No
77	9	9.6	Updated this section	<u>PART IV: RECALCULATING TENANT RENT OVERVIEW</u> For those families paying income-based rent, FH must recalculate the rent amount based on the income information received during the reexamination process and notify the family of the changes [24 CFR 966.4, 960.257]. While the basic policies that govern these calculations are provided in Chapter 6, this part lays out policies that affect these calculations during a reexamination.	No	Clarification Change	No
78	9	9.6	Added entire section	<u>DISCREPANCIES</u> During an annual or interim reexamination, FH may discover that information previously reported by the family was in error, or that the family intentionally misrepresented information. In addition, FH may discover errors made by FH. When errors resulting in the overpayment or underpayment of rent are discovered, corrections will be made in accordance with the policies in Chapter 15.	No	Clarification Change	No
79	9	9.7	· Ending a family's EID or excluding 50 percent (decreased from 100 percent) of a family member's increase in employment income at the start of the second 12-month EID period.	: Ending a family's EID or excluding 50 percent (decreased from 100 percent) of a family member's increase in employment income at the start of the second 12 month EID period.	No	HUD Mandatory	No
80	9	9.3.12	Included RHIPP as a required document due to section 9.3.8 of the ACOP	Meets the Suitability Criteria as set forth in this chapter	No	Clarification Change	No
81	9	9.4.5	Absence due to medical should be 180days due to 24CFR 982.312		No	Clarification Change	No
82	10	10.2.3	10.2.3CARE AND HANDLING HUD regulations do not affect any authority FH may have to regulate service animals and assistance animals under federal, state, and local law [24 CFR 5.303; 24 CFR 960.705]. · Residents must care for service animals and assistance animals in a manner that complies with state and local laws, including anti-cruelty laws. · Residents must ensure that service animals and assistance animals do not pose a direct threat to the health or safety of others, or cause substantial physical damage to the development, dwelling unit, or property of other residents. · When a resident's care or handling of an service animal or assistance animal violates these policies, the FH will consider whether the violation could be reduced or eliminated by a reasonable accommodation. If the FH determines that no such accommodation can be made, the FH may withdraw the approval of a particular service or assistance animal.	10.2.3CARE AND HANDLING HUD regulations do not affect any authority FH may have to regulate service animals and assistance animals under federal, state, and local law [24 CFR 5.303; 24 CFR 960.705]. ·Residents must care for service animals and assistance animals in a manner that complies with state and local laws, including anti-cruelty laws. ·Residents must ensure that service animals and assistance animals do not pose a direct threat to the health or safety of others, or cause substantial physical damage to the development, dwelling unit, or property of other residents. ·When a resident's care or handling of an service animal or assistance animal violates these policies, the FH will consider whether the violation could be reduced or eliminated by a reasonable accommodation. If the FH determines that no such accommodation can be made, the FH may withdraw the approval of a particular service or assistance animal.	No	Clarification Change	No

			PART III: PETDEPOSITS AND FEES FOR ALL DEVELOPMENTS	PART III: ASSISTANCE ANIMALS AND PET-RELATED CHARGES AND DAMAGES FOR ALL DEVELOPMENTS DEPOSITS-AND-FEES-FOR-ALL-DEVELOPMENTS			
83	10	10.1			No	Clarification Change	No
			Pets will not be allowed until Management approval has been obtained in writing. Approval for the keeping of a pet shall not be extended pending the completion of these requirements. · Registration: includes a certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free. · Annual Registration Renewal: must be renewed and will be coordinated with the annual reexamination date and proof of current license and inoculation must be provided at each annual reexamination. · Posting: Each pet owner must provide two color photographs of their pet(s) each year and display a “Pet Here” sticker, provided by FH, which will be displayed on the front door of the unit at all times.	Pets will not be allowed until Management approval has been obtained in writing. Approval for the keeping of a pet shall not be extended pending the completion of these requirements: · Registration: includes a certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free. · Annual Registration Renewal: Pet registrations must be renewed annually. The renewal process will be coordinated with the resident’s annual reexamination. At each annual reexamination, residents must provide current documentation verifying that the pet’s license and required vaccinations are up to date. must be renewed and will be coordinated with the annual reexamination date and proof of current license and inoculation must be provided at each annual reexamination: · Pet Identification and Posting Requirements: Posting: Each pet owner must provide two (2) current color photographs of each approved pet annually. FH may require residents to display a “Pet Here” identification sticker, provided by FH, on the entrance door of the dwelling unit at all times to identify the presence of an approved pet. Each pet owner must provide two color photographs of their pet(s) each year and display a “Pet Here” sticker, provided by FH, which will be displayed on the front door of the unit at all times.			
84	10	10.3.5			No	Clarification Change	No
			This deposit is in addition to any other financial obligation generally imposed on residents of the development [24 CFR 5.318(d)(1)]. FH may permit gradual accumulation of the pet deposit by the pet owner [24 CFR 5.318(d)(3)]. The pet deposit is not part of the rent payable by the resident [24 CFR 5.318(d)(5)]. The resident/pet owner shall be required to pay a refundable deposit of \$200.00 per pet for the purpose of defraying all reasonable costs directly attributable to the presence of a pet. The deposit fee shall not apply to birds and fish. FH will refund the Pet Deposit to the resident, less any damage caused by the pet to the dwelling unit, upon removal of the pet or the owner from the unit. [24 CFR 5.318(d)(1)] FH will provide the resident or designee identified above with a written list of any charges against the pet deposit. If the resident disagrees with the amount charged to the pet deposit, FH will provide a meeting to discuss the charges. All reasonable expenses incurred by FH as a result of damages directly attributable to the presence of the pet in the dwelling unit will be the responsibility of the resident, including: ·The cost of repairs and replacements to the resident’s dwelling unit; ·Fumigation and cleaning of the dwelling unit; ·Common areas of the development if applicable.	FH may require residents who own or keep approved pets in their units to comply with all applicable pet-related requirements established by FH, HUD regulations, and applicable federal, state, and local laws. The resident is responsible for all reasonable costs and expenses directly attributable to the presence of a pet in the dwelling unit or common areas, including but not limited to: · Repair or replacement of damaged property, fixtures, or other items in the dwelling unit; · Cleaning, deodorizing, pest treatment, or fumigation required due to the presence of the pet; and · Damages to common areas of the development caused by the pet. Any charges assessed for pet-related damages shall be limited to actual and reasonable costs incurred by FH and shall be handled in accordance with the lease, FH policies, HUD requirements, and applicable law. FH requires residents who own or keep pets in their units to pay a refundable pet deposit. This deposit is in addition to any other financial obligation generally imposed on residents of the development [24 CFR 5.318(d)(1)]. FH may permit gradual accumulation of the pet deposit by the pet owner [24 CFR 5.318(d)(3)]. The pet deposit is not part of the rent payable by the resident [24 CFR 5.318(d)(5)]. The resident/pet owner shall be required to pay a refundable deposit of \$200.00 per pet for the purpose of defraying all reasonable costs directly attributable to the presence of a pet. The deposit fee shall not apply to birds and fish. FH will refund the Pet Deposit to the resident, less any damage caused by the pet to the dwelling unit, upon removal of the pet or the owner from the unit. [24 CFR 5.318(d)(1)] FH will provide the resident or designee identified above with a written list of any charges against the pet deposit. If the resident disagrees with the amount charged to the pet deposit, FH will provide a meeting to discuss the charges. All reasonable expenses incurred by FH as a result of damages directly attributable to the presence of the pet in the dwelling unit will be the responsibility of the resident, including: ·The cost of repairs and replacements to the resident’s dwelling unit; ·Fumigation and cleaning of the dwelling unit; ·Common areas of the development if applicable.			
85	10	10.4.1			No	Clarification Change	No
86	11	11.1.2	Work Activities [42 U.S.C. 607(d)], PIH Notice 2003-17	Work Activities [42 U.S.C. 607(d)], PIH Notice 2003-17	No	Clarification Change	No
87	11	11.1.4	11.1.4 DOCUMENTATION AND VERIFICATION [24 CFR 960.605(C)(4)] .960.607. NOTICE PIH 2017-12}	11.1.4DOCUMENTATION AND VERIFICATION [24 CFR 960.605(C)(4)] .960.607. NOTICE PIH 2017-12 2016-08}	No	Clarification Change	No
88	12	12.2.2	FH will immediately process requests for transfers due to domestic violence, dating violence, sexual assault, , stalking, or human trafficking. FH will allow a resident to make an internal emergency transfer under VAWA when a safe unit is immediately available, If an internal transfer to a safe unit is not immediately available, FH will assist the resident in seeking an external emergency transfer either within or outside the housing program.	FH will immediately process requests for transfers due to domestic violence, dating violence, sexual assault, , stalking, or human trafficking once a full request is received and absent of any conflicting information. FH will allow a resident to make an internal emergency transfer under VAWA when a safe unit is immediately available, as applicable and without disclosing the victim’s location. If an internal transfer to a safe unit is not immediately available, FH will assist the resident in seeking an external emergency transfer either within or outside the housing program.	No	Clarification Change	No
89	12	12.3.2	Demolition, Disposition, Revitalizations, or Rehabilitation	Demolition, Disposition, Revitalizations, or Rehabilitation, Including Rental Assistance Demonstration (RAD) Conversions Transfers	No	Clarification Change	No
90	12	12.5.2	Added entire sentence	Transfers and HCV abatement-affected families will take precedence over interest list admissions.	No	Clarification Change	No

Proposed Summary of Changes
2027 Housing Choice Voucher (HCV) Administrative Plan
Effective January 1, 2027

Below is a summary of changes incorporated into the 2027 HCV Administrative Plan. The 2027 Administrative Plan reflects the most comprehensive update to the Housing Choice Voucher (HCV) Program in recent years. The revisions are primarily driven by implementation of the Housing Opportunity Through Modernization Act of 2016 (HOTMA), updated HUD regulations, implementation of the National Standards for the Physical Inspection of Real Estate (NSPIRE), and revisions to several special-purpose voucher programs.

The Plan also incorporates numerous local policy decisions made by Fresno Housing to improve program administration, increase consistency, and clarify existing operational practices.

Full Implementation of HOTMA Sections 102 and 104:

Chapter 6A: (Pre-HOTMA) Income and Subsidy Determinations

- This chapter will be removed.

Chapter 6B (HOTMA) Income and Subsidy Determinations, already included in the Administrative Plan, will take effect.

- Income and asset calculations
 - o New methodology for calculating annual income.
 - o Updated treatment of business income and self-employment.
 - o Revised student financial assistance calculations
 - o Updated treatment of assets and imputed asset income
 - o New hardships provisions
 - o Updated treatment of fixed income
- Asset Limitations
 - o Updated limits at admission. The amount is listed in HUD's current year Inflation-Adjusted Values table
- Income exclusions and deductions
- Elimination of Earned Income Disallowance (EID).

Chapter 7A: (Pre-HOTMA) Verification

- This chapter will be removed.

Chapter 7B (HOTMA) Verification, already included in the Administrative Plan, will take effect.

- Verification requirements
 - o New HOTMA verification hierarchy
 - o Updated EIV requirements
 - o New verification timeframes
 - o Updated self-certification policies.

Chapter 11A: (Pre-HOTMA) Reexaminations

- This chapter will be removed.

Chapter 11 B (HOTMA) Reexaminations Under HOTMA, already included in the Administrative Plan, will take effect.

- Annual and Interim reexaminations

- Updated effective date requirements
- New interim reporting percentage thresholds.
- Revised voucher size adjustment procedures.

Chapter 2: Fair Housing and Equal Opportunity

- Section 2-III.A Limited English Proficiency (LEP)
 - Updated policy to reflect new federal guidance on language access. Added language declaring English as the official language, while acknowledging Title VI and state/local language access obligations.

Chapter 3: Eligibility

- Section 3-I.L Absent Family Members- Definitions of Temporarily and Permanently Absent
 - Reduced the temporary absence period from 180 consecutive days to 60 consecutive days. A family member absent for more than 60 consecutive days will generally be considered permanently absent and removed from the household, unless an exception applies.

Chapter 6B: Income and Subsidy Determinations (HOTMA)

- Section 6-I.B Household Composition and Income- Temporarily Absent Family Members
 - Reduced the temporary absence period from 180 consecutive days to 60 consecutive days. A family member absent for more than 60 consecutive days will generally be considered permanently absent and removed from the household, unless an exception applies.

Chapter 12: Termination of Assistance and Tenancy

- Section 12-I.E Insufficient Funding
 - Adds detailed contract-termination priorities after all reasonable cost-saving measures are exhausted. Families assisted the longest are generally terminated first, excluding elderly and disabled families, while required special-purpose voucher families are terminated last.

Other Changes

This document serves as a summary of changes and does not represent all changes incorporated in the Administrative Plan. For full details of changes, the public can access the Proposed Summary of Changes (Excel) online.

DRAFT

Change ID	2026 Admin Plan Chapter & Section	2026 Policy	Updated 2027 Admin Plan Chapter & Section	2027 Policy	Type of Change	Summary of Change	Change Driver	Notes
CHAPTER 00- INTRODUCTION								
00-001	Introduction – HOTMA Changes in the Administrative Plan	Describes HOTMA Sections 102/104 implementation delays, pending transition to HIP, and early adoption of certain policies.	Introduction – HOTMA Changes in the Administrative Plan	Updates HOTMA implementation guidance by clarifying that Form HUD-50058 information will be submitted through HUD's electronic reporting system, explains that full compliance remains dependent on HIP implementation, and identifies July 1, 2025 as the implementation date for selected HOTMA policies.	Regulatory Update	HOTMA Implementation	HUD Required	Updates implementation guidance based on HUD's latest direction.
00-002	Introduction – HOTMA Voucher Final Rule	Describes implementation deadlines for the 2024 HOTMA Voucher Final Rule.	Section Removed	Removes implementation guidance that is no longer applicable because the compliance deadlines have passed.	Removed – Obsolete Guidance	HOTMA Compliance Timeline	Administrative Cleanup	Removes outdated regulatory guidance.
00-003	Introduction – NSPIRE and HQS in the Administrative Plan	Explains transition from HQS to NSPIRE with an October 1, 2025 implementation deadline.	Introduction – NSPIRE and HQS in the Administrative Plan	Updates NSPIRE implementation guidance by incorporating Notice PIH 2024-26 REV-1, extending the mandatory implementation deadline to January 31, 2027, clarifying continued regulatory use of the term "Housing Quality Standards (HQS)," and explaining when HQS and NSPIRE chapters apply.	Regulatory Update	NSPIRE Implementation	HUD Required	Reflects revised HUD implementation schedule and guidance.
00-004	Introduction – Resources and References	Lists HUD resources, notices, and reference materials.	Introduction – Resources and References	Updates reference materials and resource links, including expanded EIV resources and current HUD reference information.	Reference Update	HUD References	Administrative Cleanup	No policy change; updates supporting resources.
CHAPTER 01- ADMIN PLAN OVERVIEW								
01-001	1-II.A. Overview and History of the Program	Summarizes HOTMA implementation through the 2024 HOTMA Voucher Final Rule.	1-II.A. Overview and History of the Program	Adds reference to the December 8, 2025 technical amendments to the HOTMA Voucher Final Rule.	Reference Update	HOTMA Rule Update	HUD Required	Updates historical regulatory background.
01-002	1-III.B. Contents of the Plan	Administrative Plan must include occupancy policies addressing family definitions and criminal activity standards.	1-III.B. Contents of the Plan	Expands required occupancy policy topics to include residency policies for foster children, foster adults, live-in aides, additional admission/termination authorities, and PHA consent requirements.	Regulatory Update	Occupancy Policy Requirements	HUD Required	Actual policy details will be tracked in Chapters 3 and 12.
01-003	1-III.B. Contents of the Plan	Administrative Plan must address payment standards.	1-III.B. Contents of the Plan	Adds requirement to address Small Area Fair Market Rent (SAFMR) adoption and designated payment standard areas, if applicable.	Regulatory Update	Payment Standards / SAFMR	HUD Required	Substantive payment standard policy will be documented in Chapter 16.
01-004	1-III.B. Contents of the Plan	Administrative Plan must address interim redeterminations of family income and composition.	1-III.B. Contents of the Plan	Expands required policies to include frequency of income determinations, income determination practices, and acceptance of family asset declarations.	Regulatory Update	Income Determinations	HUD Required	Actual procedures will be tracked in Chapter 11.
01-005	1-III.B. Contents of the Plan	Administrative Plan includes housing quality standards inspection requirements.	1-III.B. Contents of the Plan	Adds new required inspection policy topics, including life-threatening deficiencies, initial inspection flexibilities, alternative inspections, owner reinspection fees, HAP withholding, and relocation assistance.	Regulatory Update	NSPIRE / Inspection Requirements	HUD Required	Detailed inspection policies will be tracked in Chapter 8.
01-006	1-III.B. Contents of the Plan	No requirement regarding multiple Requests for Tenancy Approval (RFTA) or HAP contract prioritization during funding shortages.	1-III.B. Contents of the Plan	Adds Administrative Plan requirements addressing multiple RFTAs and prioritization of HAP contract terminations during insufficient funding.	Regulatory Update	Leasing & Funding Requirements	HUD Required	Substantive policies will be tracked in Chapters 9 and 12
CHAPTER 02- FAIR HOUSING AND EQUAL OPPORTUNITY								
02-001	2-I.B. Nondiscrimination	Equal Access Rule cited under 24 CFR 5.105(a)(2).	2-I.B. Nondiscrimination	Adds language explaining HUD has halted enforcement of the Equal Access Rule, rescinded PIH 2014-20, proposed eliminating the regulation to align with Executive Order 14168, and notes OMB review.	Regulatory Update	Updates nondiscrimination guidance to reflect current federal actions regarding Equal Access Rule enforcement.	HUD Required	
02-002	2-I.C. Discrimination Complaints	VAWA complaint procedures not addressed.	2-I.C. Discrimination Complaints	Adds an entirely new VAWA complaint processing section, filing timeframes, FHEO procedures, and FH responsibilities.	New Policy	Establishes formal VAWA complaint procedures.	HUD Required	
02-003	2-III.A. LEP	Based primarily on 2007 LEP Guidance.	2-III.A. LEP	Adds Executive Order 14224 and July 2025 DOJ/OAG guidance declaring English the official language while acknowledging Title VI and state/local language access obligations.	Regulatory Update	Updates LEP policy to reflect new federal guidance on language access.	HUD Required	
CHAPTER 03- ELIGIBILITY								
03-001	Introduction	HOTMA asset restriction listed as future implementation.	Introduction	Updates introductory eligibility requirements to include HOTMA net asset restrictions.	Regulatory Update	Updates eligibility requirements for HOTMA implementation.	HUD Required	
03-002	3-I.K. Foster Children & Foster Adults	General policy allowing foster occupants.	3-I.K. Foster Children & Foster Adults	Adds required Administrative Plan policy defining when PHA consent may be granted or denied for foster children and foster adults.	Policy Revision	Clarifies approval criteria for foster occupants.	HUD Required	
03-003	3-I.L. Absent Family Members – Definitions of Temporarily and Permanently Absent	A family member who was absent or expected to be absent from the assisted unit for 180 consecutive days or less was generally considered temporarily absent and remained a family member. An absence of more than 180 consecutive days was generally considered permanent, unless an exception applied.	3-I.L. Absent Family Members – Definitions of Temporarily and Permanently Absent	Reduces the temporary absence period from 180 consecutive days to 60 consecutive days . A family member absent for more than 60 consecutive days will generally be considered permanently absent and removed from the household, unless an exception applies.	Summary of Changes	Establishes a shorter timeframe for determining household composition and ensures absent household members are addressed more promptly.	Fresno Housing Discretionary	Exceptions remain for absent students, foster-care placements, certain employment-related absences, and permanent medical confinement. The family must obtain PHA approval before a previously removed adult family member returns to the household

03-004	3-I.M. Live-in Aide	Live-in aide approval process described.	3-I.M. Live-in Aide	Adds timeframes for identifying a live-in aide, replacement deadlines, extensions, background check requirements, and voucher reduction procedures if no aide is identified.	Policy Revision	Establishes timelines for live-in aide approval and replacement.	Fresno Housing Policy	
03-005	3-II.B. Citizenship	Standard citizenship verification.	3-II.B. Citizenship	Adds HUD Secretary guidance encouraging proof of citizenship and new DHS reporting requirements for individuals determined to be unlawfully present.	Regulatory Update	Updates citizenship verification and reporting requirements.	HUD Required	
03-006	3-II.D. Family Consent	Consent forms required.	3-II.D. Family Consent	Adds HOTMA policy allowing the PHA to deny admission if an applicant revokes consent for financial institution asset verification.	New Policy	Implements HOTMA financial records consent requirement.	HUD Required	
CHAPTER 04 - APPLICATIONS AND INTEREST LIST								
	Chapter 04 - APPLICATIONS AND INTEREST LIST	Complete and full re-organization of Chapter 4 to align with the Model Admin Plan, Chapter 4 sections.						
04-001	Chapter Introduction	Chapter described waiting list policies.	Chapter Introduction	Updates terminology throughout the chapter from Waiting List to Interest List where applicable and clarifies the two-step process of creating a waiting list from the interest list through random lottery selection.	Administrative Clarification	Interest List Terminology	Administrative Cleanup	Improves consistency with FH's current application process.
04-002	4-I.B. Applying for Assistance	Application procedures referenced the waiting list process.	Clarifies that applicants first submit a pre-application for placement on the Interest List and that eligibility is determined only after selection for the full application process.	Clearly distinguishes between pre-application and full eligibility determination.	Summary of Changes	Policy Revision	Fresno Housing Discretionary	Better defines the admissions process.
04-003	4-I.B. Applying for Assistance	General application methods were described but not consolidated.	Consolidates and clarifies all acceptable methods for submitting a pre-application, including online, phone, mail, in-person, and other methods identified in the public notice.	Improves flexibility and clearly communicates available application methods.	Summary of Changes	Administrative Clarification	Fresno Housing Discretionary	Clarifies existing practice.
04-004	4-I.B. / 4-I.C. Reasonable Accommodation	Reasonable accommodation language was limited.	Adds language confirming FH will provide reasonable accommodations during the pre-application process without requiring disability verification when the disability is known or readily apparent.	Improves accessibility and clarifies existing reasonable accommodation procedures.	Summary of Changes	Administrative Clarification	HUD Required	Supports Fair Housing and ADA compliance.
04-005	4-I.D Placement on the Waiting List	Eligibility determination occurred before placement on the waiting list.	4-I.D Placement on the Interest List	Clarifies that applicants are first placed on the Interest List, with eligibility determined during the full application process after lottery selection. Families found eligible are then placed on the waiting list.	Policy Revision	Interest List Process	Fresno Housing Discretionary	Better reflects FH's existing lottery process.
04-006	4-II.B Organization of the Waiting List	Waiting list requirements were described generally.	4-II.B Organization of the Interest List	Adds detailed description of information collected on the pre-application, including contact information, disability accessibility needs, and use of a single interest/waiting list for City and County HCV programs.	Administrative Clarification	Interest List Administration	Fresno Housing Discretionary	Primarily documents current administrative procedures.
04-007	4-II.B. Organization of the Interest List	Interest List structure was less detailed.	Establishes the minimum information required for each applicant on the Interest List and clarifies that local preferences are verified during the full application process rather than at pre-application.	Improves consistency and efficiency in maintaining applicant information.	Summary of Changes	Policy Revision	Fresno Housing Discretionary	Clarifies applicant record requirements.
04-008	4-II.C. Opening the Interest List	Public notice requirements were more general.	Expands public notice requirements to identify application methods, limitations on who may apply, and procedures when the closing date has not yet been determined.	Provides greater transparency and flexibility during Interest List openings.	Summary of Changes	Administrative Clarification	Fresno Housing Discretionary	Improves public communication requirements.
04-009	4-II.C. Project-Based Voucher Interest Lists	PBV waiting list procedures were limited.	Adds policies governing site-based PBV Interest Lists and referral-based PBV admissions, including referrals through the Coordinated Entry System (CES) and other approved partners.	Documents current PBV admission practices and HUD guidance.	Summary of Changes	New Policy	HUD Required	Expands policies for PBV-specific admissions.
04-010	4-II.E. Applicant Status While on Interest List	Applicants were expected to maintain current information.	Requires applicants to update mailing address, email address, and preferences within 10 business days using the Applicant Portal and respond to FH requests to maintain active status.	Improves the accuracy of applicant information and communication.	Summary of Changes	Policy Revision	Fresno Housing Discretionary	Formalizes Applicant Portal update requirements.
04-011	4-II.E. Applicant Portal	Applicant Portal references were limited.	Establishes the Applicant Portal as the primary method for applicants to review and update personal information and indicate continued interest.	Supports electronic communication and self-service functionality.	Summary of Changes	New Policy	Fresno Housing Discretionary	Documents FH's electronic applicant management process.
04-012	Chapter Organization	Application, Interest List, and eligibility provisions were dispersed throughout the chapter.	Reorganizes the chapter into clearer sections covering the pre-application process, managing the Interest List, selection for admission, full application processing, and eligibility determinations.	Improves readability and aligns the chapter with FH's workflow.	Internal Use Only	Organizational Change	Administrative Cleanup	Organizational improvement only; no substantive policy change.
04-013	Fair Housing Policy	Fair Housing is covered in Chapter 2: Fair Housing and Equal Opportunity	Removed from Chapter 4	Removed from Chapter 4	Internal Use Only	Organizational Change	Administrative Cleanup	Organizational improvement only; no substantive policy change.
04-014	Application by Web Application, phone, email and in-person	These are old pre-application intake methods May be considered as a Reasonable Accommodation	Removed from Chapter 4	Removed from Chapter 4	Internal Use Only	Organizational Change	Administrative Cleanup	Organizational improvement only; no substantive policy change.
04-015	Waiver Request - Streamlined Admission to the HCV Waiting List	EHV Preferences have already been adopted and applied to EHV families.	Removed from Chapter 4	Removed from Chapter 4	Internal Use Only	Organizational Change	Administrative Cleanup	Organizational improvement only; no substantive policy change.
CHAPTER 05 - BRIEFINGS AND VOUCHER ISSUANCE								

05-001	5-I.B Briefing	Required oral briefing before voucher issuance.	5-I.B Briefing	Expands briefing options to include remote briefings by telephone, video conferencing, and other virtual platforms.	Regulatory Update	Remote Briefings	HUD Required	Incorporates PIH 2020-32 guidance.
05-002	5-I.B Briefing	LEP accommodations referenced generally.	5-I.B Briefing	Adds policies regarding use of bilingual staff, community resources, responsible use of AI technology, machine translation, and LEP interpretation services during briefings.	Regulatory Update	Accessibility & LEP	HUD Required	Expands accessibility guidance.
05-003	5-I.B Conducting Remote Briefings	No detailed remote briefing procedures.	5-I.B Conducting Remote Briefings	Establishes procedures for technology assessments, alternate briefing methods, electronic briefing packets, protection of personally identifiable information (PII), and accommodations for participants unable to access technology.	New Policy	Remote Briefing Procedures	HUD Required	New operational procedures.
05-004	Briefing Packet Requirements	Existing HUD-required packet contents.	Briefing Packet Requirements	Expands required briefing packet contents to include exception payment standards as a reasonable accommodation, accessibility resources, housing opportunity information, portability information, and updated fair housing materials.	Regulatory Update	Briefing Packet Requirements	HUD Required	Reflects updated HUD requirements.
CHAPTER 06 B -INCOME AND SUBSIDY DETERMINATIONS								
06B-001	Chapter Introduction	HOTMA chapter introduced upon implementation.	Chapter Introduction	Clarifies that Chapter 6B applies upon the PHA's HOTMA compliance date and supersedes Chapter 6A after implementation.	Administrative Clarification	HOTMA Applicability	HUD Required	Clarifies applicability of Chapters 6A and 6B.
06B-002	6-I.B Household Composition and Income- Temporarily Absent Family Members	A family member who was absent or expected to be absent from the assisted unit for 180 consecutive days or less was generally considered temporarily absent and remained a family member. An absence of more than 180 consecutive days was generally considered permanent, unless an exception applied.	6-I.B Household Composition and Income	Revises temporary absence threshold from 60 days to 180 consecutive days for determining permanent absence of family members, except where other policy exceptions apply.	Policy Revision	Temporary Absence	Fresno Housing Discretionary	Significant local policy revision.
06B-003	6-I.C Calculating Annual Income	Annual income projected using anticipated income.	6-I.C Calculating Annual Income	Expands guidance for projecting anticipated income, documenting rationale, addressing known future income changes, and accommodating hardship requests when projecting income.	Regulatory Update	Income Determinations	HUD Required	Implements HOTMA income calculation guidance.
06B-004	6-I.E Earned Income Disallowance	EID policies remained active.	6-I.E Earned Income Disallowance	Removes obsolete EID provisions by recognizing the sunset of the Earned Income Disallowance after January 1, 2026, while preserving protections for previously eligible families through the applicable transition period.	Removed – Obsolete Guidance	Earned Income Disallowance	HUD Required	HOTMA transition requirement.
06B-005	6-I.E/F Business and Self-Employment Income	Business income guidance.	6-I.F Business and Self-Employment Income	Adds detailed guidance regarding independent contractors, gig workers, business expansion, capital indebtedness, withdrawals from business assets, and co-owned businesses when determining annual income.	Regulatory Update	Business Income	HUD Required	Expands HOTMA business income policies.
06B-006	Student Financial Assistance	Previous student financial assistance guidance.	Student Financial Assistance	Updates treatment of Title IV Higher Education Act assistance and HOTMA student financial assistance requirements, distinguishing treatment based on household composition and student status.	Regulatory Update	Student Financial Assistance	HUD Required	Implements revised HOTMA student income rules.
06B-007	6-II.C Asset Inclusions and Exclusions- Tax Refunds	No previous guidance	6-II.C Asset Inclusions and Exclusions- Tax Refunds	Added: PHAs are not required to verify the amount of the family's federal tax refund or refundable tax credits if the family's net assets are equal to or below the HUD-determined threshold (adjusted annually for inflation), even in years when full verification of assets is required or if the PHA does not accept self-certification of assets. PHAs must verify the amount of the family's federal tax refund or refundable tax credits if the family's net assets are greater than the HUD-determined threshold. The anticipated income earned by the assets in which a family has deposited their federal tax refund or refundable tax credits must be included in the family's annual income unless the income is specifically excluded.	Internal Use Only	Asset Inclusions and Exclusions	Fresno Housing Discretionary	

06B-008	6-III. D Health and Medical Care Expenses Deduction- Definition of Medical Expenses	No previous guidance	6-III. D Health and Medical Care Expenses Deduction- Definition of Medical Expenses	Added: Before placing health, medical, or disability expense bills and documentation in the tenant file, the PHA will redact all personally identifiable information. If the PHA receives documentation from a verification source that contains the individual's specific diagnosis, information regarding the individual's treatment, and/or information regarding the nature or severity of the person's disability, the PHA will immediately dispose of this confidential information; this information will never be maintained in the individual's file. If the information needs to be disposed of, the PHA will note in the individual's file that verification was received, the date received, and the name and address of the person/organization that provided the verification. Under no circumstances will the PHA include an applicant's or resident's medical records in the file [Notice PIH 2010-26].	Regulatory Update	Medical Documentations	HUD Required	Current practice now outlined in the plan
06B-009	6-III. E Disability Assistance Expense Deduction- Eligible Auxiliary Apparatus	No previous guidance	6-III. E Disability Assistance Expense Deduction- Eligible Auxiliary Apparatus	Added: PHA Policy Expenses incurred for maintaining or repairing an auxiliary apparatus are eligible. In the case of an apparatus that is specially adapted to accommodate a person with disabilities (e.g., a vehicle or computer), the cost to maintain the special adaptations (but not maintenance of the apparatus itself) is an eligible expense. The cost of service animals trained to give assistance to persons with disabilities, including the cost of acquiring the animal, veterinary care, food, grooming, and other continuing costs of care, will be included.	Regulatory Update	Disability Expenses	HUD Required	Detailed explanation of specific items.
CHAPTER 07 B -HOTMA VERIFICATIONS								
07B-001	7-I.A. Family Consent to Release of Information	HUD-9886-A consent requirements addressed generally.	7-I.A. Family Consent to Release of Information	Adds PHA policy requiring adult household members to authorize sharing of EIV information with the head of household. If consent is not provided, the PHA will issue separate EIV reports to each adult household member. Refusal to share EIV information is not grounds for denial or termination of assistance.	Policy Revision	EIV Consent Procedures	Fresno Housing Discretionary	Establishes local procedures for protecting adult household member privacy while complying with EIV requirements.
07B-002	7-I.A. Form HUD-9886-A	Family members turning 18 signed consent forms during reexamination.	7-I.A. Form HUD-9886-A	Clarifies that household members who turn 18 between annual recertifications must execute Form HUD-9886-A at the next interim or annual reexamination, whichever occurs first.	Administrative Clarification	Consent Forms	HUD Required	Aligns with HOTMA implementation guidance.
07B-003	7-I.A. Revocation of Financial Records Consent	Revocation consequences addressed generally.	7-I.A. Family Consent to Release of Information	Establishes local policy that revocation of consent to access financial institution records will result in denial of admission or termination of assistance after written notice and notification to HUD.	Policy Revision	Financial Records Consent	Fresno Housing Discretionary	Exercise of PHA discretion permitted under HOTMA.
07B-004	7-I.B. Safe Harbor Income Determinations	PHA discretion regarding use of Safe Harbor determinations.	7-I.B. Use of Other Programs' Income Determinations	Establishes PHA policy not to accept income determinations from other federal means-tested assistance programs and instead continue verifying income using HUD's verification hierarchy.	Policy Revision	Safe Harbor Income Verification	Fresno Housing Discretionary	Local policy decision declining optional Safe Harbor verification.
07B-005	7-I.C. Streamlined Income Determinations	HUD permits streamlined verification for fixed-income sources.	7-I.C. Streamlined Income Determinations	Establishes PHA policy not to use HUD's optional fixed-income streamlining and instead obtain third-party verification of income annually.	Policy Revision	Fixed Income Verification	Fresno Housing Discretionary	Local decision to continue full annual verification.
07B-006	7-I.E.–7-I.F. EIV Verification	General EIV verification requirements.	7-I.E.–7-I.F. EIV Verification	Updates EIV procedures to reflect HOTMA requirements, including 120-day EIV report timeliness, New Hires Report review, quarterly No Income Reported review, monthly Identity Verification review, and revised use of EIV plus self-certification.	Regulatory Update	Enterprise Income Verification (EIV)	HUD Required	Consolidates multiple HUD-required EIV operational changes.
CHAPTER 08 -NSPIRE AND RENT REASONABLENESS								
08-001	Chapter Introduction	NSPIRE implementation required by October 1, 2025.	Chapter Introduction	Updates mandatory NSPIRE implementation date to February 1, 2027 (reflecting HUD's revised implementation deadline) and references Notice PIH 2024-26 REV-1.	Regulatory Update	NSPIRE Implementation	HUD Required	Updates HUD implementation schedule.

08-002	8-I.B. Affirmative Habitability Requirements	Smoke alarm battery requirements referenced future compliance date.	8-I.B. Affirmative Habitability Requirements	Updates smoke alarm requirements to reflect the Public and Federally Assisted Housing Fire Safety Act, requiring sealed 10-year batteries or hardwired smoke alarms.	Regulatory Update	Fire Safety Requirements	HUD Required	Implements federal fire safety requirements.
08-003	8-I.E. Life-Threatening Deficiencies	HUD list of life-threatening deficiencies.	8-I.E. Life-Threatening Deficiencies	Retains HUD standards and continues Fresno Housing policy identifying utilities not in service, including no running hot water, as an additional life-threatening deficiency.	Administrative Clarification	Local NSPIRE Standards	Fresno Housing Discretionary	Confirms continuation of existing local standard.
08-004	8-I.F. Owner and Family Responsibilities	Pre-June 6, 2024 HQS owner/family responsibility provisions.	8-I.F. Owner and Family Responsibilities	Revises owner and family responsibility provisions for HAP contracts executed or renewed on or after June 6, 2024, including PHA authority to waive owner responsibility for tenant-caused deficiencies and establish correction timeframes for family-caused violations.	Regulatory Update	Owner & Family Responsibilities	HUD Required	Implements revised HQS/NSPIRE regulations.
CHAPTER 09 -LEASING								
9-001	9-I.B. Requesting Tenancy Approval	Administrative Plan did not specify whether multiple Requests for Tenancy Approval (RTAs) could be submitted simultaneously.	9-I.B. Requesting Tenancy Approval	Establishes PHA policy that families may submit only one Request for Tenancy Approval at a time and outlines procedures for reviewing incomplete RTAs, leases, and discrepancies.	Policy Revision	Request for Tenancy Approval	Fresno Housing Discretionary	Implements HUD requirement that PHAs establish a local policy on multiple RTAs.
09-002	9-I.E. PHA Leasing Assistance for Families	No local policy regarding use of administrative fee reserves for leasing assistance.	9-I.E. PHA Leasing Assistance for Families	Establishes PHA policy not to use unrestricted net position (UNP) or ongoing administrative fees for security deposits, utility deposits, application fees, or holding fees.	Policy Revision	Leasing Assistance	Fresno Housing Discretionary	Local policy declining optional leasing assistance authorized by HUD.
CHAPTER 10 - MOVING WITH CONTINUED ASSISTANCE								
0-001	10-I.A. Allowable Moves – VAWA Moves	Families could move when necessary to protect a victim of domestic violence, dating violence, sexual assault, stalking, or human trafficking.	10-I.A. Allowable Moves – VAWA Emergency Transfers	Expands emergency-transfer procedures, including use of Form HUD-5383, documentation or waiver of documentation, external transfers, continued-assistance eligibility, and possible issuance of a voucher to the victim before terminating the perpetrator’s assistance.	Regulatory Update	VAWA Emergency Transfers	HUD Required	Connects the moving policy to the PHA Emergency Transfer Plan in Chapter 16.
10-002	No Previous Section	Families affected by an owner’s failure to correct inspection deficiencies were addressed through general move and inspection policies.	10-I.B. Family Moves Due to Unit Deficiencies – Units in Abatement	Adds a specific right for families to terminate tenancy and receive a voucher while HAP is withheld or abated for uncorrected housing quality deficiencies. A briefing is required before issuance.	New Section	Moves During HAP Abatement	HUD Required	Implements revised requirements for families living in units with unresolved deficiencies.
10-003	No Previous Section	No detailed policy established the voucher timing and search period when a HAP contract was terminated for an owner’s failure to repair.	10-I.B. Termination of HAP Contract and Family Moves	Requires the PHA to issue the family a voucher at least 30 days before HAP contract termination. Fresno Housing establishes a 120-calendar-day initial voucher term and requires a briefing.	New Section	Owner Repair Failure Relocation	HUD Required	The 120-day voucher term is a local policy choice within the HUD framework.
10-004	No Previous Section	No public housing preference was stated for families unable to lease after owner repair-related HAP termination.	10-I.B. Offer of Public Housing	Establishes a public housing preference for HCV families whose HAP contract is terminated because the owner failed to make repairs and who cannot lease another unit during the voucher term.	New Section	Public Housing Preference	HUD Required	The family will receive written notice approximately 30 days before voucher expiration.
10-005	No Previous Section	No policy authorized use of withheld or abated HAP for relocation expenses.	10-I.B. Relocation Assistance	Allows Fresno Housing to use up to two months of withheld or abated HAP for qualifying relocation costs, including security deposits or other reasonable moving expenses. Families must be in program compliance and provide documentation regarding the prior security deposit and tenant-caused damages or debt.	New Policy	Relocation Financial Assistance	Fresno Housing Discretionary	HUD permits but does not require this assistance.
10-006	10-I.C. Restrictions on Moves	The PHA restricted elective moves during the initial lease term and generally limited families to one elective move in a 12-month period.	10-I.C. Restrictions on Moves	Retains the move restrictions but adds or clarifies exceptions for health and safety, lead hazards, VAWA, witness protection, employment or school changes, emergencies, and reasonable accommodations. Supervisor approval is required for discretionary exceptions.	Policy Revision	Elective Move Exceptions	Fresno Housing Discretionary	Clarifies when the local move restrictions may be waived.
10-007	10-I.D. Moving Process – Reexamination	A new reexamination could be conducted when a family moved.	10-I.D. Moving Process – Reexamination	Establishes that a new annual reexamination will be completed for an in-jurisdiction move only when the reexamination is due within 120 days.	Policy Revision	Move Reexamination Timing	Fresno Housing Discretionary	Reduces unnecessary full annual reexaminations during moves.
10-008	10-II.B. Initial PHA Role – Applicant Families	Nonresident applicant families generally had to lease within the initial PHA’s jurisdiction for 12 months before portability.	10-II.B. Initial PHA Role – Applicant Families	Retains the 12-month residency requirement and expressly adds exceptions for reasonable accommodation and reasons related to domestic violence, dating violence, sexual assault, stalking, or human trafficking.	Regulatory Update	Initial Portability Exceptions	HUD Required	Aligns portability restrictions with disability and VAWA protections.
CHAPTER 11 B- REEXAMINATIONS								
11B-001	11-I.A. Annual Reexaminations	Annual income was generally determined by anticipating income for the upcoming 12-month period.	11-I.A. Annual Reexaminations	Requires annual income to be based first on the family’s income during the previous 12 months, adjusted for current changes. Income from assets continues to be anticipated.	Regulatory Update	Prior-Year Income Method	HUD Required	Implements HOTMA annual income methodology.

11B-002	11-I.B. Scheduling Annual Reexaminations	Annual reexaminations were initiated through established PHA procedures.	11-I.B. Scheduling Annual Reexaminations	Establishes online initiation through Rent Café, notice by mail and email, multiple document-submission methods, and in-person assistance or interviews when needed for accommodation, LEP, incomplete paperwork, or family assistance.	Policy Revision	Annual Reexamination Process	Fresno Housing Discretionary	Documents Fresno Housing's electronic and assisted-processing procedures.
11B-003	11-I.C. Conducting Annual Reexaminations	Families were required to provide requested reexamination documentation.	11-I.C. Conducting Annual Reexaminations	Establishes a 10-calendar-day period to provide missing documents after written notification or an interview, subject to an approved extension. Failure to comply may result in termination.	Policy Revision	Missing Reexamination Documents	Fresno Housing Discretionary	Creates a clear compliance timeframe.
11B-004	11-I.E. Calculating Annual Income	Income was calculated using anticipated income and existing verification procedures.	11-I.E. Calculating Annual Income at Annual Reexamination	Adds the HOTMA three-step calculation process using the EIV Income Report, the most recent HUD-50058, family-reported prior-year income, interim changes, and current income when changes occurred.	Regulatory Update	HOTMA Annual Income Calculation	HUD Required	Fresno Housing will not use optional streamlined income determinations.
11B-005	11-I.F. Annual Reexamination Effective Dates	Annual increases and decreases were generally effective on the anniversary date.	11-I.F. Effective Dates	Clarifies effective dates for increases and decreases, including 30-day notice requirements, retroactive increases when a family causes delay, prospective decreases when family delay occurs, and interim processing of decreases discovered during annual reexamination.	Policy Revision	Annual Reexamination Effective Dates	Fresno Housing Discretionary	Provides detailed operational rules for delayed or early reexaminations.
11B-006	11-II.B. Changes in Family and Household Composition	Families were required to report household composition changes promptly.	11-II.B. Changes in Family and Household Composition	Establishes a 30-calendar-day reporting requirement for all family and household composition changes.	Policy Revision	Composition Reporting Timeframe	Fresno Housing Discretionary	Creates a defined local reporting deadline.
11B-007	11-II.B. Adding Family or Household Members	PHA approval was required for most new members other than birth, adoption, or court-awarded custody.	11-II.B. New Family and Household Members Requiring Approval	Expands approval procedures for family members, live-in aides, foster children, and foster adults; requires written approval before occupancy; applies eligibility and documentation standards; and establishes a 10-calendar-day decision period after receipt of all required information.	Policy Revision	Household Member Approval	Fresno Housing Discretionary	Also addresses overcrowding and separate-bedroom requirements for foster placements.
11B-008	11-II.B. Changes in Family Unit Size	A changed voucher size generally affected the payment standard at the next regular reexamination.	11-II.B. Changes in Family Unit Size	Applies the new voucher size and related payment standard on the effective date of the interim reexamination implementing the family-size change.	Policy Revision	Immediate Voucher Size Adjustment	Fresno Housing Discretionary	HUD now permits immediate application or application at the next annual reexamination. Fresno Housing selected immediate implementation.
11B-009	11-II.C. Interim Decreases	Interim decreases were processed under pre-HOTMA policies.	11-II.C. Interim Decreases	Implements the HOTMA percentage-based interim standard and requires interim processing for any decrease connected to the death or permanent departure of a family member.	Regulatory Update	Interim Income Decreases	HUD Required	HUD generally permits a 10 percent threshold but requires processing in specified family-composition cases.
11B-010	11-II.C. Family Reporting of Income Changes	Families reported income changes under existing interim-reporting requirements.	11-II.C. Family Reporting	Requires families to report all income changes, regardless of amount, source, or timing during the certification period. Fresno Housing then determines whether the change requires an interim reexamination.	Policy Revision	Income Change Reporting	Fresno Housing Discretionary	More restrictive than requiring families to report only changes expected to meet the interim threshold.
11B-011	No Previous Part	Transactions not affecting adjusted income were not organized as a separate category.	Part III. Non-Interim Reexamination Transactions	Adds a separate category for household or record changes that do not change adjusted income and do not require an interim reexamination.	New Section	Non-Interim Transactions	HUD Required	Separates administrative household changes from income-based interim reexaminations.
11B-012	Recalculating Family Share and Subsidy	Payment standards, subsidy standards, and utility allowances were updated during reexamination under prior rules.	Recalculating Family Share and Subsidy Amount	Updates the application of payment standards and voucher size under the HOTMA Voucher Final Rule and retains use of revised utility allowances at the first annual reexamination after adoption.	Regulatory Update	Subsidy Recalculation	HUD Required	
CHAPTER 12- TERMINATION OF ASSISTANCE AND TENANCY								
12-001	12-I.C. Family Chooses to Terminate Assistance	Families could request voluntary termination of assistance.	12-I.C. Family Chooses to Terminate Assistance	Clarifies that a voluntary termination request may be made verbally, although written requests are preferred. Verbal requests must be fully documented by the PHA.	Clarification	Voluntary Termination Requests	Administrative Cleanup	Clarifies acceptable request methods without changing the family's right to withdraw.
12-002	12-I.D. Mandatory Termination – Lease Violations	Serious or repeated lease violations were grounds for termination, including nonpayment of rent.	12-I.D. Mandatory Termination – Nonpayment of Tenant Rent	Adds a specific statement that nonpayment of the tenant rent share is a serious or repeated lease violation and a violation of family obligations for which the PHA may terminate assistance.	Policy Revision	Nonpayment of Tenant Rent	Fresno Housing Discretionary	Makes the enforcement standard more explicit.
12-003	12-I.D. Failure to Provide Consent	Failure to sign required consent forms resulted in termination.	12-I.D. Failure to Provide Consent	Adds termination when the family revokes consent allowing the PHA to obtain financial institution records.	Policy Revision	Financial Records Consent	Fresno Housing Discretionary	Coordinates with the local policy adopted in Chapter 7B.
12-004	12-I.E. Other Authorized Reasons for Termination	Violent or abusive behavior toward PHA personnel was grounds for termination.	12-I.E. Other Authorized Reasons for Termination	Expands the definition to include repeated, excessive, or disruptive communications; threatening, intimidating, or coercive language; and conduct creating a hostile, intimidating, or unsafe work environment.	Policy Revision	Abusive Conduct Toward Staff	Fresno Housing Discretionary	Adds harassment and disruptive communications to the local definition of abusive behavior.
12-005	No Previous HOTMA Policy	Continued eligibility was not subject to the HOTMA asset limitation.	12-I.E. Asset Limitation	Adopts total nonenforcement of the HOTMA asset limitation for current participants. The asset limitation applies only at initial eligibility for new admissions.	New Policy	HOTMA Asset Limitation	Fresno Housing Discretionary	This is a significant local policy choice permitted under HOTMA.

12-006	12-I.E. Insufficient Funding	The PHA could terminate HAP contracts when funding was insufficient.	12-I.E. Insufficient Funding	Adds detailed contract-termination priorities after all reasonable cost-saving measures are exhausted. Families assisted the longest are generally terminated first, excluding elderly and disabled families, while required special-purpose voucher families are terminated last.	Policy Revision	Funding Shortfall Priorities	Fresno Housing Discretionary	HUD requires the Administrative Plan to state the factors used to decide which HAP contracts would be terminated first.
12-007	Exhibit 12-1. Family Obligations – Household Composition	Families had to request approval before adding most family members or household members.	Exhibit 12-1. Family Obligations – Household Composition	Adds cross-references to the detailed foster child, foster adult, and live-in aide approval and denial policies in Chapters 3 and 11.	Clarification	Approved Household Members	Administrative Cleanup	Aligns the family obligations with newly expanded occupancy policies.
12-008	Exhibit 12-1. Family Obligations – Unit Address	The unit had to be the family's sole residence and unauthorized occupants were prohibited.	Exhibit 12-1. Family Obligations – Unit Address	Adds that persons who are not Fresno Housing-approved household members may not use the assisted unit's address for any purpose, including mail. Such use may be treated as evidence of an unauthorized resident.	New Policy	Unauthorized Address Use	Fresno Housing Discretionary	Establishes an additional indicator for investigating unauthorized occupancy.
CHAPTER 13- TERMINATION OF ASSISTANCE AND TENANCY								
13-001	13-I.A. Owner Recruitment and Retention	Owner recruitment and outreach were addressed generally.	13-I.A. Owner Recruitment and Retention	Expands owner outreach methods to include printed materials, telephone and in-person contacts, annual recruitment or information meetings, industry partnerships, and participation in events hosted by other agencies. Outreach will be reviewed for effectiveness.	Policy Revision	Owner Recruitment and Outreach	Fresno Housing Discretionary	Documents the methods Fresno Housing may use to attract owners, including owners outside areas of poverty or minority concentration.
13-002	13-I.A. Owner Retention	Owner services and retention efforts were addressed generally.	13-I.A. Owner Retention	Adds specific retention strategies, including designated contacts, inspection and leasing coordination, owner resource materials, landlord handbooks, and email or text communications.	Policy Revision	Owner Retention Services	Fresno Housing Discretionary	Establishes additional customer-service methods to support participating owners.
13-003	No Previous Policy	The plan did not clearly state whether Fresno Housing would use administrative fees for owner incentives.	13-I.A. Owner Incentive/Retention Payments	Establishes that Fresno Housing will not provide owner incentive payments or retention payments.	New Policy	Owner Incentive Payments	Fresno Housing Discretionary	HUD permits, but does not require, use of administrative fees or UNP for these payments.
13-004	13-I.B. Basic HCV Program Requirements	Families received information regarding owners who may be willing to participate.	13-I.B. Basic HCV Program Requirements	Directs owners to register available units through AffordableHousing.com and includes the website as a housing-search resource in the family's briefing packet.	Policy Revision	Owner Unit Listings	Fresno Housing Discretionary	Documents Fresno Housing's current unit-listing process.
13-005	13-I.C. Owner Responsibilities	Owners were responsible for maintaining units under housing quality standards and complying with program requirements.	13-I.C. Owner Responsibilities	Updates owner obligations to reflect revised housing-quality enforcement standards, including written notice of deficiencies and correction within required timeframes.	Regulatory Update	Owner Inspection Responsibilities	HUD Required	Coordinates owner responsibilities with Chapter 8's updated inspection policies.
13-006	13-II.B. HAP Contract Contents	The plan did not expressly state whether HAP was considered received upon mailing or actual receipt.	13-II.B. HAP Contract Contents	Establishes that Fresno Housing will not add language defining when HAP is considered received by the owner. No modification will be made to Part A of the HAP contract.	New Policy	Receipt of HAP Payment	Fresno Housing Discretionary	Declines an optional HAP contract provision.
CHAPTER 14- PROGRAM INTEGRITY								
14-001	14-I.B. Independent Audits and HUD Monitoring	An independent audit was required when a PHA expended at least \$750,000 in federal awards annually.	14-I.B. Independent Audits and HUD Monitoring	Updates the federal-award expenditure threshold for an independent audit from \$750,000 to \$1,000,000.	Regulatory Update	Federal Audit Threshold	HUD Required	Updates the audit threshold under federal requirements.
14-002	14-I.C. Investigation Findings and Notices	Investigation results and remedies were communicated to affected parties.	14-I.C. Notice and Appeals	Establishes that Fresno Housing will issue written findings and remedies within 10 business days after completing an investigation. The notice will state the violation, basis, remedy, and applicable appeal rights.	Policy Revision	Program Integrity Investigation Notice	Fresno Housing Discretionary	Creates a clear notice timeframe and required notice contents.
14-003	14-II.A. Subsidy Underpayments and Overpayments	Incorrect HAP, family share, or utility reimbursements were corrected prospectively.	14-II.A. Subsidy Underpayments and Overpayments	Clarifies that family-share increases take effect after a written 30-day notice and decreases take effect the first of the month after discovery of the error.	Policy Revision	Correction of Subsidy Errors	Fresno Housing Discretionary	Establishes effective dates for correcting errors.
14-004	14-II.D. PHA-Caused Errors	Fresno Housing corrected staff-caused errors under general repayment and reimbursement rules.	14-II.D. De Minimis Errors	Adds HOTMA's de minimis error standard of no more than \$30 in monthly adjusted income or \$360 annually. Fresno Housing will repay or credit a family for any rent overpayment, including a de minimis error.	Regulatory Update	HOTMA De Minimis Errors	HUD Required	Families are not required to repay amounts resulting from PHA undercalculation of income.
CHAPTER 15- SPECIAL HOUSING TYPES								
15-001	Chapter Introduction	Fresno Housing allowed identified special housing types under its existing local policy.	Chapter Introduction	Clarifies that families may use all listed special housing types, while cooperative housing is permitted only when needed as a reasonable accommodation.	Policy Revision	Permitted Special Housing Types	Fresno Housing Discretionary	Establishes the scope of special housing types available locally.
15-002	Parts I–VI. Housing Quality Standards	Special housing types were inspected using existing HQS requirements.	Parts I–VI. Housing Quality Standards	Updates inspection references and standards for special housing types to align with the applicable Chapter 8 housing-quality and NSPIRE framework.	Regulatory Update	Special Housing Type Inspections	HUD Required	Applies updated housing quality terminology and procedures.
15-003	Part V. Cooperative Housing	Cooperative housing was addressed as an eligible special housing type.	Part V. Cooperative Housing – Reasonable Accommodation Only	Limits cooperative housing assistance to situations in which it is required as a reasonable accommodation for a person with a disability.	Policy Revision	Cooperative Housing	Fresno Housing Discretionary	Other forms of cooperative assistance are not offered under the general HCV program.
CHAPTER 16-PROGRAM ADMINISTRATION								

16-001	16-I. Administrative Fee Reserve	Administrative fee reserves were used for eligible HCV administrative expenses subject to Board oversight.	16-I. Administrative Fee Reserve	Retains the requirement that expenditures exceeding \$10,000 per occurrence receive prior Board approval and adds updated HUD guidance regarding permissible leasing and owner-participation activities.	Regulatory Update	Administrative Fee Reserve	HUD Required	Local Board approval threshold remains unchanged.
16-002	16-II.B. Payment Standards	Payment standards were generally based on metropolitan FMRs and existing exception-payment-standard policies.	16-II.B. Payment Standards	Expands payment-standard requirements to address SAFMRs, designated payment-standard areas, exception payment standards, and revised HUD criteria under Notice PIH 2024-34.	Regulatory Update	Payment Standard Framework	HUD Required	Incorporates the updated federal payment-standard structure.
16-003	16-II.B. Small Area Fair Market Rents	Fresno Housing had not voluntarily adopted SAFMRs as its general payment-standard system.	16-II.B. Small Area FMR PHAs	Confirms Fresno Housing is not a mandatory SAFMR PHA and will not voluntarily adopt SAFMRs for all units. SAFMRs may be used to establish exception payment standards in qualifying ZIP codes.	Policy Revision	SAFMR Adoption	Fresno Housing Discretionary	Declines full SAFMR adoption while retaining use for targeted exception standards.
16-004	16-II.B. Designated Payment Standard Areas	No separate designated payment-standard areas were established.	16-II.B. Designated Payment Standard Areas	Confirms Fresno Housing has not established designated payment-standard areas within its jurisdiction.	New Policy	Designated Payment Standard Areas	Fresno Housing Discretionary	HUD now requires the Administrative Plan to state whether these areas are used.
16-005	16-II.B. Exception Payment Standards	Exception payment standards were considered under prior HUD standards.	16-II.B. Exception Payment Standards	Establishes that Fresno Housing may use SAFMR-based exception payment standards for ZIP codes where the SAFMR exceeds the metropolitan FMR, generally within 90–110 percent of the SAFMR.	Policy Revision	SAFMR Exception Payment Standards	Fresno Housing Discretionary	If the SAFMR does not exceed the FMR, the regular FMR will be used.
16-006	16-II.B. Reasonable Accommodation Exception Payment Standards	Exception payment standards could be approved as reasonable accommodations under existing HUD limits.	16-II.B. Reasonable Accommodation	Expands examples of disability-related needs and updates approval limits: generally up to 120 percent of the FMR or SAFMR without HUD approval, up to 140 percent for VASH reasonable accommodations, and higher amounts with HUD approval.	Regulatory Update	Reasonable Accommodation Payment Standard	HUD Required	Incorporates Notice PIH 2025-12 and updated HUD authority.
16-007	16-VII. Elevated Blood Lead Level Reporting	The PHA followed existing lead reporting, data collection, and record-retention requirements.	16-VII. Elevated Blood Lead Level Reporting	Establishes written notification to the public health department, HUD field office, and HUD's lead-hazard office within five business days after notice of a child with an elevated blood lead level.	Regulatory Update	Lead Hazard Reporting	HUD Required	Also retains quarterly address reporting to the local public health department.
16-008	16-VIII. Determination of Insufficient Funding	Funding sufficiency was determined using projected annual HAP costs and available funding.	16-VIII. Determination of Insufficient Funding	Expands the methodology to address voucher issuance, higher-cost moves, portability, continued assistance, and required HAP-contract termination factors identified in Chapter 12.	Regulatory Update	Insufficient Funding Methodology	HUD Required	
CHAPTER 17-PROJECT BASED VOUCHERS								
17-001	17-I.A.–17-I.B. General Requirements and Definitions	PBV policies used the prior Part 983 definitions and regulatory framework.	17-I.A.–17-I.B. General Requirements and Definitions	Updates PBV definitions and requirements, including existing, newly constructed, rehabilitated, PHA-owned, legacy non-RAD PBV, excluded, and excepted units.	Regulatory Update	PBV Definitions	HUD Required	Implements revised 24 CFR Part 983.
17-002	17-I.B. Definition of Project	A project was defined under prior federal standards.	17-I.B. PBV Definitions	Confirms Fresno Housing will not adopt a narrower local definition limiting a project to a single building or particular grouping of buildings.	New Policy	PBV Project Definition	Fresno Housing Discretionary	Uses the full federal definition of project.
17-003	17-I.C. Maximum Number of PBV Units	PBV assistance was subject to the former program and project-cap requirements.	17-I.C. Maximum Number of PBV Units	Updates the 20 percent program cap, additional 10 percent authority, excluded units, increased-cap units, and project-cap exceptions.	Regulatory Update	PBV Program and Project Caps	HUD Required	Incorporates revised HOTMA PBV cap requirements.
17-004	Part II. PBV Owner Proposals and Project Selection	PBV proposals, project selection, subsidy layering, and site selection followed the prior PBV rule.	Part II. PBV Owner Proposals and Project Selection	Revises competitive and noncompetitive selection methods, project eligibility, subsidy layering, environmental review, site selection, and selection of PHA-owned projects.	Regulatory Update	PBV Project Selection	HUD Required	Consolidates multiple related Part 983 updates.
17-005	Part III. Dwelling Units and Inspections	PBV units were inspected under the former HQS and PBV inspection requirements.	Part III. Dwelling Units	Updates initial and periodic inspection requirements, housing quality standards, verification methods, alternative inspection provisions, and inspection requirements for PHA-owned units.	Regulatory Update	PBV Inspection Requirements	HUD Required	Coordinates with Chapter 8's inspection policies.
17-006	Part IV. Rehabilitated and Newly Constructed Units	An AHAP was generally required before development activity and HAP execution.	Part IV. Rehabilitated and Newly Constructed Units	Adds revised options for development before or after HAP execution, owner evidence of completion, timing of inspections, completion deadlines, and treatment of development activity that remains incomplete.	Regulatory Update	PBV Development Activity	HUD Required	Implements the revised HOTMA PBV development framework.
17-007	Part V. PBV HAP Contracts	PBV HAP contract amendments and unit substitutions followed the prior Part 983 rules.	Part V. HAP Contracts	Expands policies governing HAP execution, term, extensions, adding or substituting units, rehabilitation after HAP execution, and owner noncompliance.	Regulatory Update	PBV HAP Contracts	HUD Required	Consolidates related HAP-contract changes.
17-008	17-VI. PBV Waiting Lists	Fresno Housing used project-based waiting lists under existing PBV policies.	17-VI. Organization of the Waiting List	Establishes separate site-based interest and waiting lists for PBV properties. Selected applicants remain in selected status until invited to complete the full application process. Fresno Housing will not permit owner-maintained waiting lists.	Policy Revision	PBV Site-Based Waiting Lists	Fresno Housing Discretionary	Property information and preferences are maintained in the applicable plan appendix.
17-009	17-VI. PBV Preferences and Referrals	PBV preferences generally followed local HCV preferences and property requirements.	17-VI. Waiting List Preferences and Referrals	Clarifies preferences for eligible in-place families, elderly families, supportive-service units, and persons needing accessible units. Adds owner-referral and limited-preference referral processes.	Policy Revision	PBV Preferences and Referrals	Fresno Housing Discretionary	Targeted preferences may be governed by a property management plan or MOU.

17-010	No Previous Consolidated Section	Non-RAD PBV units connected to public housing repositioning were governed through scattered HUD guidance.	RAD Requirements Applicable to Non-RAD PBV Units	Adds a consolidated explanation identifying when legacy non-RAD PBV and TPV units must follow RAD alternative requirements in Chapter 18.	New Section	Legacy Non-RAD PBV Requirements	HUD Required	Addresses right to return, waiting lists, rent phase-ins, resident rights, utility allowances, and related RAD protections.
CHAPTER 18-RAD PROJECT BASED VOUCHERS								
18-001	18-I.A. RAD Program Overview	RAD PBV and RAD/Section 18 blends were governed under earlier RAD guidance.	18-I.A. RAD Program Overview	Updates treatment of RAD/Section 18 blends occurring after December 31, 2024. Converted RAD and TPV assistance is placed under one RAD PBV HAP contract and one RAD Use Agreement.	Regulatory Update	RAD/Section 18 Blends	HUD Required	Earlier conversions may remain subject to Chapter 17 requirements where applicable.
18-002	18-I.B. Applicable Regulations	RAD requirements were based on prior versions of Notice PIH 2019-23.	18-I.B. Applicable Regulations	Updates the governing authority to Notice PIH 2019-23, REV-4, including Supplemental Notices 4B and 4C, and explains when these requirements apply to legacy non-RAD PBV units.	Regulatory Update	RAD Regulatory Authority	HUD Required	Updates citations and substantive applicability requirements.
18-003	18-V.D. RAD PBV Waiting Lists	RAD PBV waiting lists were managed under earlier project-based waiting-list rules.	18-V.D. Organization of the Waiting List	Establishes separate project- or building-specific waiting lists for RAD PBV properties and preserves original application dates when applicants are transferred to another qualifying waiting list.	Policy Revision	RAD PBV Waiting Lists	Fresno Housing Discretionary	Lists must be maintained in compliance with fair housing requirements.
18-004	18-V. Selection of Participants	Applicant eligibility and selection generally followed the standard PBV framework.	18-V. Selection of Participants	Clarifies treatment of in-place families, right-to-return families, income targeting, accessible-unit preferences, transferred applicants, and legacy non-RAD PBV residents.	Regulatory Update	RAD Participant Selection	HUD Required	In-place families receive protections that do not apply to regular new admissions.
18-005	18-VI. Resident Rights	RAD resident procedural rights were addressed under earlier HUD guidance.	18-VI.G.–18-VI.H. Procedural Rights and Hearings	Updates lease-termination notice requirements and expands informal hearing rights for disputes involving an owner or contract administrator that adversely affect a resident’s rights, status, welfare, or obligations.	Regulatory Update	RAD Resident Procedural Rights	HUD Required	The owner must provide an opportunity for an informal hearing before eviction.
CHAPTER 19-SPECIAL PURPOSE VOUCHERS								
19-001	Chapter Introduction	Fresno Housing administered FUP, FYI, VASH, Mainstream, and NED vouchers.	Chapter Introduction	Adds Stability Vouchers as a special-purpose voucher program described in the chapter, while Fresno Housing’s list of currently administered voucher types remains separately identified.	Regulatory Update	Special Purpose Voucher Programs	HUD Required	Chapter now contains six program parts.
19-002	19-I. Family Unification Program	FUP was administered under earlier FUP guidance and referral requirements.	19-I. Family Unification Program	Updates FUP family and youth requirements under Notice PIH 2025-08, including eligibility, referrals, supportive services, waivers, alternative requirements, assistance extensions, and termination at the statutory limit.	Regulatory Update	FUP Program Requirements	HUD Required	Youth may leave foster care within 180 days rather than the former 90-day period.
19-003	19-I.A. Assignment of FUP Vouchers	FUP vouchers could be allocated between families and youth under local procedures.	19-I.A. Assigning Vouchers	Establishes that Fresno Housing will not reserve a specific number or percentage of FUP vouchers for families or youth. Eligible referrals will be served up to the FUP allocation.	Policy Revision	FUP Voucher Allocation	Fresno Housing Discretionary	Allows the available allocation to serve either eligible population.
19-004	19-I.B. Public Child Welfare Agency	Fresno Housing operated FUP through its existing partnership agreement.	19-I.B. Public Child Welfare Agency	Identifies Fresno County Department of Social Services as the partnering PCWA and states that supportive services will be offered to FUP youth for 36 months.	Policy Revision	FUP Partnership and Services	Fresno Housing Discretionary	The MOU governs referrals and service responsibilities.
19-005	19-I. FUP Youth Time Limits	FUP youth assistance was time-limited under previous statutory and HUD requirements.	19-I. FUP Youth Extensions and Termination	Updates the process for extending assistance from 36 to 48 or 60 months when statutory conditions are met and clarifies certification, annual review, hearing, and termination requirements.	Regulatory Update	FUP Youth Assistance Extensions	HUD Required	Failure to meet an extension condition does not permit early termination before the current assistance period ends.
19-006	19-I. FUP Youth Waiting List Preference	The plan did not clearly state whether former FUP youth received an HCV waiting-list preference at expiration.	19-I. FUP Termination and Continued Housing	Establishes that Fresno Housing will not provide a general HCV waiting-list preference to FUP youth whose assistance ends because of the statutory time limit.	New Policy	FUP Youth Waiting List Preference	Fresno Housing Discretionary	A youth may still qualify for a FUP family voucher if referred as an eligible family.
19-007	19-II. Foster Youth to Independence	FYI vouchers were administered under earlier FYI notices.	19-II. Foster Youth to Independence	Updates FYI referral, eligibility, supportive services, assistance extensions, waiting-list administration, and project-basing requirements under Notice PIH 2025-08.	Regulatory Update	FYI Program Requirements	HUD Required	Aligns FYI rules with updated FUP youth requirements.
19-008	19-III. HUD-VASH	VASH was administered under earlier VASH operating requirements.	19-III. HUD-VASH	Updates VASH requirements under the August 13, 2024 Federal Register notice, including referrals, eligibility, case management, portability, project-basing, and termination.	Regulatory Update	HUD-VASH Program Requirements	HUD Required	Comprehensive update to the VASH section.
19-009	19-III.E. VASH Leasing	VASH voucher terms and leasing generally followed prior VASH policies.	19-III.E. VASH Leasing	Establishes a minimum 120-calendar-day voucher term for initial leasing and moves; permits qualifying special housing types and leases shorter than 12 months; and permits certain VA-campus housing.	Regulatory Update	VASH Leasing Flexibilities	HUD Required	Fresno Housing adopts a 120-day initial voucher term.
19-010	19-III.E. VASH Exception Payment Standards	VASH exception payment standards were governed by prior waiver and reasonable-accommodation rules.	19-III.E. Exception Payment Standards	Adds authority for VASH payment standards up to 120 percent of FMR or SAFMR, up to 140 percent as a reasonable accommodation, and higher amounts with HUD approval.	Regulatory Update	VASH Exception Payment Standards	HUD Required	Coordinates with Chapter 16.
19-011	19-VI. Stability Vouchers	No Stability Voucher section was included.	Part VI. Stability Voucher Program	Adds Stability Voucher policies covering referrals, waiting-list waivers, eligibility, briefings, payment standards, portability, project-basing, and program administration.	New Section	Stability Voucher Program	HUD Required	Adds a complete new special-purpose voucher program section.

19-012	No Previous Stability Voucher Policy	No local Stability Voucher payment-standard decision existed.	19-VI.G. Stability Voucher Payment Standards	Establishes that Fresno Housing will use the same payment standards for Stability Vouchers as for regular HCVs and will not adopt an alternative timing policy for payment-standard increases.	New Policy	Stability Voucher Payment Standards	Fresno Housing Discretionary	Declines HUD's optional higher Stability Voucher payment standards.
REMOVED PRE HOTMA CHAPTERS								
06A-001	Chapter 6.A. Income and Subsidy Determinations	Chapter 6.A. contained the pre-HOTMA policies for calculating annual income, adjusted income, family share, and PHA subsidy. It applied only before Fresno Housing's HOTMA Sections 102 and 104 compliance date.	Chapter 6.B. Income and Subsidy Determinations Under HOTMA 102/104	Chapter 6.A. is removed from the 2027 Administrative Plan. Income, asset, deduction, family-share, and subsidy determinations are now governed by Chapter 6.B. under the HOTMA Sections 102 and 104 requirements.	Removed – Obsolete Guidance	Pre-HOTMA Income and Subsidy Chapter Replaced	HUD Required	Chapter 6.A. stated that it applied only before the HOTMA compliance date and that Chapter 6.B. would apply afterward.
07A-001	Chapter 7.A. Verification	Chapter 7.A. contained the pre-HOTMA verification policies, including the former verification hierarchy, EIV procedures, income and asset verification, and deduction verification requirements. It applied only before Fresno Housing's HOTMA compliance date.	Chapter 7.B. Verification Under HOTMA 102/104	Chapter 7.A. is removed from the 2027 Administrative Plan. Verification of income, assets, deductions, family information, and consent requirements is now governed by Chapter 7.B. under HOTMA and Notice PIH 2023-27.	Removed – Obsolete Guidance	Pre-HOTMA Verification Chapter Replaced	HUD Required	Chapter 7.A. expressly stated that Chapter 7.B. would apply upon the PHA's HOTMA compliance date.
11A-001	Chapter 11.A. Reexaminations	Chapter 11.A. contained the pre-HOTMA policies for annual and interim reexaminations, effective dates, income changes, family-composition changes, and recalculation of family share and subsidy.	Chapter 11.B. Reexaminations Under HOTMA 102/104	Chapter 11.A. is removed from the 2027 Administrative Plan. Annual reexaminations, interim reexaminations, non-interim transactions, and subsidy recalculations are now governed by Chapter 11.B. under HOTMA.	Removed – Obsolete Guidance	Pre-HOTMA Reexamination Chapter Replaced	HUD Required	Chapter 11.A. stated that it applied only until the HOTMA compliance date and that Chapter 11.B. would apply afterward.

BOARD MEMO



TO:	Boards of Commissioners	AUTHOR:	Nicole Diaz
FROM:	Tyrone Roderick Williams, CEO		Director of Finance & Accounting
MEETING DATE:	7/21/2026	DEPARTMENT:	Accounting/ Finance
AGENDA ITEM:	9a	MEMO DATE:	7/13/2026
SUBJECT:	Consideration of Contract with U.S. Bank for Treasury Management and Banking Services		

Executive Summary

The purpose of this action is to request approval from the Board of Commissioners to award a contract to U.S. Bank National Association for Treasury Management and Banking Services. The contract term will commence on December 1, 2026. Prior to the commencement of banking services, U.S. Bank National Association and Fresno Housing will complete a transition and implementation period to facilitate the orderly transfer of banking operations from the incumbent financial institution.

Fresno Housing has completed the competitive Request for Proposals (RFP) procurement process for Treasury Management and Banking Services. These services support the Agency's daily financial operations and include, but are not limited to, lockbox services (electronic processing of rent and other customer payments), Electronic Funds Transfer (EFT) processing for secure electronic payments, Bank Administration Institute (BAI) reporting for standardized electronic account reporting and cash management, Positive Pay fraud prevention services to detect unauthorized or altered check transactions, treasury management services, cash management, and other banking and investment-related services necessary to support the Agency's financial operations.

Request for Proposals (RFP) No. 2026-RFP-02 was publicly advertised in April 2026 through Fresno Housing's OpenGov eProcurement system, publication in The Fresno Bee, Fresno Housing's social media platforms, and direct outreach to financial institutions to promote full and open competition. The solicitation generated significant market interest. Through the OpenGov eProcurement platform alone, the solicitation received 1,476 views, 38 document downloads, 12 registered applicants, and resulted in nine (9) proposals submitted by the solicitation deadline. The level of participation reflects a competitive procurement process and provided Fresno Housing with multiple qualified proposals from which to determine the best value to the Agency.

The Request for Proposals (RFP) procurement method was utilized in accordance with Fresno Housing's Procurement Policy and applicable federal procurement requirements, including 2 CFR Part 200, because the procurement required evaluation of both technical qualifications and price to determine the proposal representing the best overall value to the Agency. Unlike a sealed bid procurement, where award is made solely to the lowest responsive and responsible bidder, the RFP process permits evaluation of qualifications, discussions with offerors, and negotiations prior to final award.

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The Procurement Department performed an initial review of all proposals to determine responsiveness to the solicitation requirements and the responsibility of each proposer. Responsive proposals were then evaluated by a multidisciplinary evaluation committee comprised of staff with relevant financial, operational, and technical expertise. Consistent with the evaluation criteria established in the solicitation, proposals were scored based on the proposer's technical expertise and experience providing treasury management and banking services; demonstrated experience serving public agencies or organizations of similar size and complexity; qualifications and experience of the proposed account management and implementation team; quality, functionality, and security of the proposed banking and treasury management services; implementation and transition approach; customer service and ongoing support; references and past performance; and proposed pricing and overall value to Fresno Housing.

Following the initial evaluation, four (4) proposers were determined to be within the competitive range. Those firms were invited to participate in interviews and discussions to further evaluate their proposed services, implementation approach, banking technology, treasury management capabilities, fraud prevention tools, and overall ability to meet Fresno Housing's operational needs. Each proposer within the competitive range was afforded an equal opportunity to clarify its proposal and voluntarily submit revisions, including pricing adjustments and service enhancements, prior to completion of the final evaluation.

Upon completion of the evaluation process, U.S. Bank National Association received the highest overall evaluation score and was determined to provide the proposal representing the best overall value to Fresno Housing. The evaluation concluded that U.S. Bank National Association demonstrated the strongest combination of technical qualifications, public sector banking experience, treasury management capabilities, implementation approach, customer support, banking technology, fraud prevention services, and overall value to the Agency. Accordingly, staff recommends award of the contract to U.S. Bank National Association.

The procurement was conducted in accordance with Fresno Housing's Procurement Policy and applicable federal procurement requirements, including 2 CFR Part 200, and was designed to provide full and open competition. The evaluation and award recommendation were based solely on the criteria established in the Request for Proposals and the determination of best value to Fresno Housing. Staff has determined that U.S. Bank National Association is a responsive and responsible proposer. Contract execution will remain contingent upon completion and approval of all required post-award documentation, including insurance, required certifications, and all other contractual and regulatory requirements.

Recommendation

Staff recommends the Boards of Commissioners adopt a resolution authorizing Tyrone Roderick Williams, CEO/Executive Director, Michael Duarte, Deputy Executive Director, or their designee, to negotiate and execute a contract for Treasury Management and Banking Services with US Bank for \$849,461 over a total of 5 years. In addition, the Chief Executive Officer/ Executive Director, or his designee, is authorized to engage the approved banking services for such expanded portfolio as a result of the additional properties.

Fiscal Impact

The fiscal impact of the contract will be no more than \$849,461 for a total of 5 years. Anticipated contract value per year goes as follows:

- 2026-2027: \$160,000

FRESNO HOUSING

- 2027-2028: \$164,800
- 2028-2029: \$169,744
- 2029-2030: \$174,836
- 2030-2031: \$180,081

The five-year Not-to-Exceed (NTE) amount was calculated using the Vendor's proposed first-year annual pricing with an estimated annual escalation factor of three percent (3%) for budgeting and contract authorization purposes. The NTE amount represents the maximum authorized contract value over the potential five-year term and does not guarantee expenditures or authorize automatic annual price increases. Any future pricing adjustments, if applicable, shall be governed solely by the terms and conditions of the Contract.

Background Information

The contract award is for a banking institution to provide Treasury Management and Banking Services for an initial one-year term starting December 1, 2026, with four (4) additional one-year renewal options, subject to annual review, satisfactory performance, and the availability of funding.

RESOLUTION



RESOLUTION NO. _____

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION APPROVING THE CONTRACT FOR BANKING AND TREASURY MANAGEMENT
SERVICES WITH US BANK**

WHEREAS, the Housing Authority of the City of Fresno (the "Agency") has completed the competitive Request for Proposals (RFP) procurement process for Treasury Management and Banking Services;

WHEREAS, the proposed services include, but are not limited to, treasury management services, cash management, and other banking and investment-related services necessary to support the Agency's financial operations; and

WHEREAS, the procurement was conducted in accordance with Agency's Procurement Policy and applicable federal procurement requirements, including 2 CFR Part 200, and was designed to provide full and open competition; and

WHEREAS, upon completion of the evaluation process, U.S. Bank National Association received the highest overall evaluation score and was determined to provide the proposal representing the best overall value to the Agency; and

WHEREAS, prior to the commencement of banking services, U.S. Bank National Association and Fresno Housing will complete a transition and implementation period to facilitate the orderly transfer of banking operations from the incumbent financial institution; and

WHEREAS, the Agency desires to execute a new one (1) year contract with US Bank for Banking and Treasury Management Services for an amount that is not to exceed \$160,000 for 2026-2027 term with four (4) additional one-year renewal options subject to annual review, satisfactory performance, and the availability of fund. The fiscal impact of the contract will be no more than \$849,461 for a total of 5 years

WHEREAS, the Chief Executive Officer/ Executive Director, or his designees, is authorized to engage the approved banking services for such expanded portfolio as a result of the additional properties.

RESOLUTION



NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno do hereby authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, or their designee, to negotiate and execute the contract for Banking and Treasury Management Services with US Bank and execute all documents in connection therewith.

PASSED AND ADOPTED THIS ____ DAY OF July 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

RESOLUTION



RESOLUTION NO. _____

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

**RESOLUTION APPROVING THE CONTRACT FOR BANKING AND TREASURY MANAGEMENT
SERVICES WITH US BANK**

WHEREAS, the Housing Authority of Fresno County (the "Agency") has completed the competitive Request for Proposals (RFP) procurement process for Treasury Management and Banking Services;

WHEREAS, the proposed services include, but are not limited to, treasury management services, cash management, and other banking and investment-related services necessary to support the Agency's financial operations ; and

WHEREAS, the procurement was conducted in accordance with Agency's Procurement Policy and applicable federal procurement requirements, including 2 CFR Part 200, and was designed to provide full and open competition; and

WHEREAS, upon completion of the evaluation process, U.S. Bank National Association received the highest overall evaluation score and was determined to provide the proposal representing the best overall value to the Agency ; and

WHEREAS, prior to the commencement of banking services, U.S. Bank National Association and Fresno Housing will complete a transition and implementation period to facilitate the orderly transfer of banking operations from the incumbent financial institution; and

WHEREAS, the Agency desires to execute a new one (1) year contract with US Bank for Banking and Treasury Management Services for an amount that is not to exceed \$160,000 for 2026-2027 term with four (4) additional one-year renewal options subject to annual review, satisfactory performance, and the availability of fund. The fiscal impact of the contract will be no more than \$849,461 for a total of 5 years

WHEREAS, the Chief Executive Officer/ Executive Director, or his designees, is authorized to engage the approved banking services for such expanded portfolio as a result of the additional properties.

RESOLUTION



NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno do hereby authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, or their designee, to negotiate and execute the contract for Banking and Treasury Management Services with US Bank and execute all documents in connection therewith.

PASSED AND ADOPTED THIS ____ DAY OF July 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners



Consideration of Banking Services Contract

July 21, 2026



FRESNO
HOUSING

85 YEARS



Background

- Current Banking Institution since 2014
- Why Solicit New Proposals?
 - Periodic Competitive Procurement is a best practice
- What are the Opportunities?
 - Service Quality
 - Technology Enhancements
 - Fraud Prevention Tools
 - Pricing and Fee Structure

Procurement Process

- Request for Proposals (RFP) was publicly advertised in April 2026
- 1,476 Views, 38 Document Downloads
- 9 Proposals received
- 4 Proposers invited to interviews/ discussions
- Highest overall evaluation score: U.S. Bank





U.S. Bank & Fresno Housing

Strength and Stability for Fresno Housing

Extensive market insight and government expertise

California is one of our most important markets with close to 1,700 local and state government clients. You'll benefit from our deep industry knowledge and presence in Fresno County and throughout California.

Dedicated relationship management

Your Relationship Manager, Jamie O'Connell, connects you to the depth and scope of our solutions through collaboration with product experts across the bank. Our obligation is to deliver the most fiscally responsible, technically appropriate and sensible solutions to fit your needs.

Strength and stability of U.S. Bank

Our disciplined business operations give us confidence in the commitments and decisions we make, allowing us to do what's right for our customers and communities. We have a proven track record of success, including debt ratings that are among the highest in the

Dimensions ¹	Performance ²	Capital ratios ³	Credit quality ⁴
\$688B assets	1.15% ROA	10.8% Tier-1 common equity	A3 Moody's
\$515B deposits	12.6% ROE	12.3% Tier-1 capital	A S&P
\$394B loans	58.2% Efficiency Ratio	14.2% Total risk-based capital	A Fitch AA (low) DBRS

1. Average balances for the three months ended March 31, 2026. 2. ROA, ROE, and efficiency ratio for the three months ended March 31, 2026; Efficiency ratio is a Non-GAAP financial measure; see appendix for calculations. 3. As of March 31, 2026. 4. U.S. Bancorp senior unsecured debt ratings as of February 2, 2026.



Dedicated Relationship Team



Jamie OConnell
Sr. Relationship
Manager

Jamie serves as Fresno Housing's primary contact and point of accountability for the overall banking relationship. As a relationship manager on U.S. Bank's government banking team, she is responsible for coordinating service delivery across credit, treasury, payment, and banking services to ensure quality, consistency, and timely issue resolution.

Jamie oversees a dedicated, cross-functional service team and provides direct access to internal subject-matter experts as needed. She ensures disciplined execution, strong risk controls, and alignment with the Agency's operational, regulatory, and modernization priorities, while maintaining clear escalation pathways and single-point accountability.

With over 30 years of banking experience, Jamie understands government operations and the account needs of Fresno Housing Authority.



Daniel Jimenez
Treasury Sales
Consultant

Daniel serves as Fresno Housing's secondary contact. As a Vice President and Treasury Management Sales Consultant on U.S. Bank's Government Banking team, he is responsible for aligning treasury solutions with the Agency's operational objectives, delivering strategic guidance, and coordinating the implementation of banking, receivables, payables, fraud prevention, and liquidity management services.

Daniel works closely with Fresno Housing staff and U.S. Bank subject-matter experts to ensure solutions are tailored to the Agency's needs, implemented successfully, and supported throughout the relationship. He provides consultative guidance on treasury modernization initiatives, payment automation, operational efficiency, and risk management, while helping clients navigate complex banking projects and technology integrations. Based in California, he partners with public sector organizations throughout the state to deliver responsive service and practical solutions.

Proposal Highlights

- Establish the HUD agreement
- Transition allowance of **\$75,000** valid for the first 24 months after the new contract begins.
- Earnings credit rate (ECR) at **3.00%**
- Rates on Interest-Bearing accounts- U.S. Bank is offering a rate of **2.5%** on accounts requiring an interest-bearing code. We also offer 100% FDIC insured products through IntraFi ICS at 3.25%
- **Waiver** of all one-time onboarding fees, including account setup and administrative costs.
- **Open 130+ Accts** and fully implement services **prior to Jan 1, 2027**



Implementation and Transition Planning

August 18th

Meet to create account schematic

August 18th - September
15th

Open 130+ accounts and collect
documentation

September 15th- October
1st

Establish core banking services; online
profile, user creation, fraud protection
and administrative functions

October 1st- November
30th

Complete implementation of lockbox
and data connectivity services with Y

November 30th- Dec 31st

Finalize all services and complete
training



Questions or Comments?

BOARD MEMO



TO:	Boards of Commissioners	AUTHOR:	Deni Dukic
FROM:	Tyrone Roderick Williams, CEO		Assistant Project Manager
MEETING DATE:	07/21/2026	DEPARTMENT:	Real Estate Development
AGENDA ITEM:	9b	MEMO DATE:	07/08/2026
SUBJECT:	Authorization to Enter into a Purchase and Sale Agreement (PSA) for Real Property Located at W Herndon Ave., N Hayes Ave. and N Veterans Blvd (APN 506-010-14T)		

Executive Summary

The purpose of this Board Memo is to request certain approvals from the Board of Commissioners related to the purchase and new development of the property known as Herndon & Hayes (the "Project"). The project envisions the new construction of up to 120 multifamily affordable units on an approximately 4.86-acre portion of total land located near W Herndon Ave., N Hayes Ave. and N Veterans Blvd in northwest Fresno (APN: 506-010-14T).

On July 30, 2025 the City of Fresno (the "City") released an Affordable Housing Development Notice of Availability ("NOA") that proposed to sell or lease a surplus property located at Herndon and Hayes Avenues. Staff submitted a Letter of Interest in response to the NOA on August 20, 2025, and continued discussions with the City on initial concept and feasibility until a fully Affordable Housing Proposal was submitted to the City on December 8, 2025. On February 11, 2026, the City notified staff that the proposal was selected to move forward. Staff provided an overview of the project to the Board on February 24, 2026.

On July 8, 2026, Staff finalized the terms of the Purchase and Sale Agreement (PSA) with the City, having negotiated it in anticipation of the City's scheduled July 2026 City Council meeting. The current action recommended to the Board is to approve entering into the PSA with the City of Fresno. The PSA includes a Feasibility Period clause, which allows up to 160 days after PSA execution for inspection of the property without penalty. Upon completion of all due diligence items, Staff intends to return to the Board to seek authorization to proceed with the acquisition of the property.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno, CA adopt the attached resolution approving the necessary actions needed to move forward with approving the Purchase and Sale Agreement for real property located at W Herndon Ave., N Hayes Ave. and N Veterans Blvd (APN 506-010-14T), and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connection with the approved actions.

1. Authorize the undertaking of all actions necessary to a) approve the Purchase and Sale Agreement with the City of Fresno and b) authorize the use of internal funds, private loans, and such other sources identified by the Chief Executive Officer to finalize the purchase

FRESNO HOUSING

2. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designees to negotiate and execute documents on behalf of the Housing Authority of the City of Fresno, CA.
3. Provide for other matters related thereto.

Fiscal Impact

The purchase price for the Property is One Thousand Dollars (\$1,000.00). A non-refundable escrow deposit of One Hundred Dollars (\$100.00) will be issued and is eligible to be applied towards the purchase price at closing.

Background Information

The Herndon & Hayes development area is located on the southeast corner of Herndon Avenue and Hayes Avenue in northwest Fresno, and includes a 4.86-acre portion of total land (APN: 506-010-14T). The proposed development is anticipated to support up to 120 units of multifamily affordable housing. It is possible that the ultimate development built may vary in scope as described here but shall be substantially similar as intended.

Past Board Actions

- May 26, 2026 – Authorization to Apply for the City of Fresno Local Housing Trust Notice of Funding Availability

RESOLUTION



RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

RESOLUTION AUTHORIZING THE APPROVAL OF AND ENTERING INTO A PURCHASE AND SALE AGREEMENT (PSA) FOR THE HERNDON & HAYES PROJECT (APN 506-010-14T) IN NORTHWEST FRESNO

WHEREAS, the Housing Authority of the City of Fresno, California ("the Agency") seeks to expand the development and availability of long-term housing for low and moderate-income households residing in the City of Fresno, California ("the City"); and,

WHEREAS, the City of Fresno has issued a Notice of Availability on July 30, 2025 for the selling or leasing of a surplus property through the Affordable Housing Development Notice of Availability (NOA); and

WHEREAS, the Agency is exploring a partnership with the City of Fresno to develop properties throughout the City, including the anticipated Herndon & Hayes site located near W Herndon Ave., N Hayes Ave. and N Veterans Blvd in northwest Fresno (APN 506-010-14T); and

WHEREAS, the Agency has been identified by the City as the prospective purchaser/developer for the site, subject to completion of a mutually acceptable Purchase and Sale Agreement and required City approvals; and

WHEREAS, the Agency is seeking approval to enter into a Purchase and Sale Agreement (PSA) with the City of Fresno for the proposed development site known as Herndon & Hayes located near W Herndon Ave., N Hayes Ave. and N Veterans Blvd in northwest Fresno (APN 506-010-14T) and negotiated a price of \$1,000; and

WHEREAS, it is anticipated that the proposed development, may consist of up to 120 residential units on an approximately 4.86-acre portion of total land located near W Herndon Ave., N Hayes Ave. and N Veterans Blvd in northwest Fresno (APN: 506-010-14T).; and

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Fresno, CA hereby authorizes the necessary actions needed to finalize the Purchase and Sale Agreement with the City of Fresno for the Herndon & Hayes project located near W Herndon Ave., N Hayes Ave. and N Veterans Blvd in northwest Fresno (APN 506-010-14T), and authorize Tyrone Roderick Williams, the Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connection with the approved actions:

RESOLUTION



1. Authorize the undertaking of all actions necessary to a) approve entering into a Purchase and Sale Agreement with the City of Fresno and b) authorize the use of internal funds, private loans, and such other sources identified by the Chief Executive Officer to finalize the purchase; and
2. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director and/or their designee to execute documents on behalf of the Housing Authority of the City of Fresno, CA; and
3. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 21st DAY OF JULY, 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

BOARD MEMO



TO:	Boards of Commissioners	AUTHOR:	Eriny Xiong
FROM:	Tyrone Roderick Williams, CEO		Assistant Project Manager
MEETING DATE:	07/21/2026	DEPARTMENT:	Real Estate Development
AGENDA ITEM:	9c	MEMO DATE:	07/08/2026
SUBJECT:	Authorization to Complete the Acquisition of Property near the Southeast Corner of W. Whitesbridge and S. Vineland Avenues (APNs 023-220-86S, 023-220-87S, 023-220-88S, and 023-220-89S), Kerman, California, and Approval for a Predevelopment Loan from HRFC for a total amount of up to \$1,625,000		

Executive Summary

The purpose of this Board Memorandum is to request approval from the Board of Commissioners of the Fresno Housing Authority to execute the acquisition of property located near the southeast corner of W. Whitesbridge and S. Vineland Avenues in Kerman, California, for a purchase price of up to \$1,375,000 upon satisfaction of the remaining condition of the Purchase and Sale Agreement (PSA). Staff is also requesting authorization for a predevelopment loan from the Housing Relinquished Fund Corporation (HRFC) in an amount up to \$250,000 to fund eligible predevelopment expenses, to be fully repaid at the time of financial closing. The proposed site for acquisition aligns with the Board's goals to provide infill housing and revitalize neighborhoods while expanding the Agency's footprint in Kerman.

On October 29, 2025, Fresno Housing Authority entered into a Purchase and Sale Agreement (PSA) for the property. The PSA established site control and included contingencies requiring amendments to the property's Conditions, Covenants and Restrictions (CC&Rs), which prohibited residential development, as well as site plan approval through the AB 2011 streamlined entitlement process due to the site's commercial zoning.

Since execution of the PSA, staff has completed initial due diligence, including a Phase I Environmental Site Assessment, and has advanced project planning and feasibility analysis. The project has received site plan approval under AB 2011, and two of the three required CC&Rs amendments have been approved. The third and final amendment is currently in process. Staff is requesting authorization to proceed with the acquisition as soon as the remaining CC&R amendment is approved, in accordance with the terms of the PSA. The negotiated purchase price for the property is \$1,375,000.

Staff is also requesting authorization for a predevelopment loan of up to \$250,000 from the Housing Relinquished Fund Corporation (HRFC) to support ongoing project predevelopment activities. Predevelopment expenses include environmental studies, appraisals, architectural and engineering services, design development, financing and legal costs, and other project-related soft costs. Staff will continue advancing the project through the remaining predevelopment phase in preparation for financing. Upon financial closing, eligible predevelopment expenses are expected to be fully reimbursed.

FRESNO HOUSING

The Board previously authorized a predevelopment loan of up to \$150,000 from the Housing Relinquished Fund Corporation (HRFC). Approval of the requested increase will provide sufficient funding to continue advancing the project through the predevelopment phase.

Recommendation

It is recommended that the Boards of Commissioners of Fresno Housing adopt the attached resolutions authorizing the acquisition of the Kerman project site for a purchase price of up to \$1,375,000.00 upon satisfaction of the remaining Purchase and Sale Agreement contingency, and authorize a loan from the Housing Relinquished Fund Corporation (HRFC) of up to \$250,000 at 5% interest for expenses incurred during the predevelopment phase of the project, for a total amount of up to \$1,625,000, and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee, to negotiate, execute, and deliver all documents necessary to carry out the approved actions.

Fiscal Impact

Staff is requesting a pre-development loan commitment of up to \$250,000 from the Housing Relinquished Fund Corporation (HRFC), sufficient to cover pre-development expenses associated with the new construction of the proposed Kerman project and \$1,375,000 for the acquisition of the Kerman project, for a total amount of up to \$1,625,000. Loan funds disbursed will be repaid upon finance closing. The pre-development loan will carry 5% interest.

Background Information

The Kerman project, to be located on the southeast corner of W. Whitesbridge and S. Vineland Avenue, Kerman, CA 93630 is a proposed 76-unit new construction project in Kerman, CA. Fresno Housing currently has a Purchase and Sale Agreement for the subject property. The Project's unit mix will be comprised of thirty (30) one-bedroom units, twenty-four (24) two-bedroom units, and twenty-two (22) three-bedroom units. Residents will have access to an on-site community building offering free resident services, interior space for resident activities, community events, and property management functions, as well as outdoor play areas and picnic-relaxation spaces.

Past Board Actions

Oct 2025 – Approved the option to enter into a purchase and sale agreement
Feb 2026 – Approved pre-dev loan from HRFC of up to \$150,000

RESOLUTION



RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO, CA

RESOLUTION AUTHORIZING THE ACQUISITION OF PROPERTY LOCATED NEAR THE SOUTHEAST CORNER OF W. WHITESBRIDGE AND S. VINELAND AVENUES (APNs 023-220-86S, 023-220-87S, 023-220-88S, AND 023-220-89S) IN KERMAN, CALIFORNIA, AND APPROVING A PREDEVELOPMENT LOAN COMMITMENT OF UP TO \$1,625,000

WHEREAS, the Housing Authority of the City of Fresno (Agency), California seeks to expand the availability of affordable rental housing and homeownership opportunities to low-income persons residing in the City of Fresno; and

WHEREAS, on October 29, 2025, following prior Board authorization, the Agency entered into a Purchase and Sale Agreement for the acquisition of approximately 4.53 acres of property located at the southeast corner of W. Whitesbridge and S. Vineland Avenues in the City of Kerman (APNs 023-220-86S, 023-220-87S, 023-220-88S, and 023-220-89S); and

WHEREAS, the Purchase and Sale Agreement established site control and included contingencies requiring amendments to the property's Conditions, Covenants and Restrictions (CC&Rs), which prohibited residential development, and site plan approval under the AB 2011 streamlined entitlement process; and

WHEREAS, the project has received site plan approval, two of the three required CC&R amendments have been approved, and the remaining amendment is currently in process; and

WHEREAS, staff is requesting authorization to complete the acquisition of the property for a purchase price of up to \$1,375,000 upon satisfaction of the remaining contingency under the Purchase and Sale Agreement; and

WHEREAS, A "to be determined" California limited partnership ("LP"), will be created for the purposes of developing and owning the Kerman Project; and

WHEREAS, Silvercrest, Inc. will serve as the managing general partner of said limited partnership; and

WHEREAS, HACF is requesting a predevelopment loan commitment of up to \$250,000 from the Housing Relinquished Fund Corporation for predevelopment expenses related to the Kerman Project; and

RESOLUTION



WHEREAS, the predevelopment loan is expected to be fully repaid at financial closing and will accrue simple interest at a rate of five percent (5%) per annum on the outstanding balance; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno hereby authorizes the acquisition of the Kerman project site for a purchase price of up to \$1,375,000 upon satisfaction of the remaining contingency under the Purchase and Sale Agreement, approves a Housing Relinquished Fund Corporation (HRFC) loan of up to \$250,000 at 5% interest for expenses incurred during the predevelopment phase of the project, for a total amount of up to \$1,625,000, and authorizes Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee to negotiate, execute, and deliver all agreements and related documents necessary to carry out the actions authorized herein.

PASSED AND ADOPTED THIS 21st DAY OF July, 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

RESOLUTION



RESOLUTION NO. _____

**BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF FRESNO COUNTY, CA**

RESOLUTION AUTHORIZING THE ACQUISITION OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF W. WHITESBRIDGE AND S. VINELAND AVENUES (APNs 023-220-86S, 023-220-87S, 023-220-88S, AND 023-220-89S) IN KERMAN, CALIFORNIA, AND APPROVING A PREDEVELOPMENT LOAN COMMITMENT OF UP \$1,625,000

WHEREAS, the Housing Authority of Fresno County (Agency), California seeks to expand the availability of affordable rental housing and homeownership opportunities to low-income persons within Fresno County; and

WHEREAS, on October 29, 2025, following prior Board authorization, Agency has entered into a Purchase and Sale Agreement for the acquisition of approximately 4.53 acres of property located at the southeast corner of W. Whitesbridge and S. Vineland Avenues in the City of Kerman (APNs 023-220-86S, 023-220-87S, 023-220-88S, and 023-220-89S); and

WHEREAS, the Purchase and Sale Agreement established site control and included contingencies requiring amendments to the property's Conditions, Covenants and Restrictions (CC&Rs), which prohibited residential development, and site plan approval under the AB 2011 streamlined entitlement process; and

WHEREAS, the project has received site plan approval, two of the three required CC&R amendments have been approved, and the remaining amendment is currently in process; and

WHEREAS, staff is requesting authorization to complete the acquisition of the property for a purchase price not to exceed \$1,375,000 upon satisfaction of the remaining contingency under the Purchase and Sale Agreement; and

WHEREAS, A "to be determined" California limited partnership ("LP"), will be created for the purposes of developing and owning the Kerman Project; and

WHEREAS, The Housing Authority of Fresno County, CA (HAFC) will be the administrative general partner and Silvercrest, Inc. will be the managing general partner of said LP; and

WHEREAS, HAFC is requesting a predevelopment loan commitment of up to \$250,000 from the Housing Relinquished Fund Corporation for predevelopment expenses related to the Kerman Project; and

RESOLUTION



WHEREAS, the predevelopment loan is expected to be fully repaid at financial closing and will accrue simple interest at a rate of five percent (5%) per annum on the outstanding balance; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County hereby authorizes the acquisition of the Kerman project site for a purchase price of up to \$1,375,000 upon satisfaction of the remaining contingency under the Purchase and Sale Agreement, approves a Housing Relinquished Fund Corporation (HRFC) loan of up to \$250,000 at 5% interest for expenses incurred during the predevelopment phase of the project, for a total amount of up to \$1,625,000, and authorizes Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee to negotiate, execute, and deliver all agreements and related documents necessary to carry out the actions authorized herein.

PASSED AND ADOPTED THIS 21st DAY OF July, 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners