Meeting Book - October 27, 2026 - Joint Board Meetings of the Commissioners

5:00PM

1260 Fulton Street, 2nd Floor

Fresno, CA 93721

Mosaic Conference Room

Meeting Book - October 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. 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.

5. Presentation: Resident Empowerment Success Story

    Board Presentation: Resident Empowerment Success Story

6. Closed Session

    a. 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

    b. Public Employee Performance Evaluation (Gov. Code § 54957(b))

    Title: Chief Executive Officer

7. Governance Matters

    a. CEO Report - Presented by Tyrone Roderick Williams

        CEO Report for October 2026

    b. Commissioners Report

    c. Nominations for Board Officers: Housing Authority of Fresno County

8. 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(s) 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

        Minutes of the Joint Board Meeting for September

    b. Consideration to Approve the 2027 Agency Calendar

        2027 Agency Calendar (Draft)

    c. Consideration of Cooperative Purchasing Agreements for Maintenance and Office Supplies

        Board Memo: Cooperative Purchasing Agreements for Maintenance and Office Supplies

        City Resolution: Cooperative Purchasing Agreements for Maintenance and Office Supplies

        County Resolution: Cooperative Purchasing Agreements for Maintenance and Office Supplies

d. Consideration to Award the General Contractor/Construction Manager Contract for Victory Village

- Board Memo: Consideration to Award the General Contractor/Construction Manager Contract for Victory Village
- City Resolution: Approval to Award the General Contractor/Construction Manager Contract for Victory Village

e. Consideration of Approval of 2027 Utility Allowance Schedules

- Board Memo: 2027 Proposed Utility Allowance Schedules
- City Resolution: 2027 Proposed Utility Allowance Schedules
- County Resolution: 2027 Proposed Utility Allowance Schedules
- Attachment A.1: Utility Allowance Schedules for General LIHTC Properties
- Attachment A.2: Utility Allowance Schedules for Specific Sites with LIHTC
- Attachment B.1: Utility Allowance Schedules for Low Income Public Housing
- Attachment B.2: Utility Allowance Schedules for Housing Choice Voucher Programs
- Attachment B.3: Utility Allowance Schedules for Mixed Finance Properties

f. Consideration of Relinquishment and Release of Purchase Option for Sage Commons (Formerly Valley Inn)

- Board Memo: Consideration of Relinquishment and Release of Purchase Option for Sage Commons (Formerly Valley Inn)
- City Resolution: Approval of Relinquishment and Release of Purchase Option for Sage Commons (Formerly Valley Inn)

9. Informational Item(s)

a. 2026 Agency Goals Update

- Board Memo: 2006 Agency Goals Update - Quarter 3
- Board Presentation: 2026 Agency Goals - Quarter 3

b. Real Estate Update

- Board Memo: Real Estate Development Update
- Board Presentation: Real Estate Development Update

c. Federal Budget Update & 2027 Agency Budget - 1st Draft

- Board Memo: Federal Budget Update & 2027 Agency Budget - 1st Draft
- Board Presentation: Federal Budget Update & 2027 Agency Budget - 1st Draft

10. Action

a. Consideration of Purchase and Sale Agreement with City of Fresno for Four Permanent Easements for California Avenue Complete Streets Project

- Board Memo: Consideration of Purchase and Sale Agreement with City of Fresno for Four Permanent Easements for California Avenue Complete Streets Project
- City Resolution: Approval of Purchase and Sale Agreement with City of Fresno for Four Permanent Easements for California Avenue Complete Streets Project

b. Consideration of Purchase and Sale Agreement & Related Actions for Summer Hill Apartments

- Board Memo: Purchase and Sale Agreement & Related Actions for Summer Hill Apartments
- City Resolution: PSA and Partnership Formation for Summer Hill Apartments
- City Resolution: Loan Funding Commitments for Summer Hill Apartments
- County Resolution: Loan Funding Commitments for Summer Hill Apartmentser Hill Apartments

11. Adjournment









Resident Success Spotlight

Resident Empowerment




FRESNO VIBRANT COMMUNITIES
QUALITY HOUSING HOUSING ENGAGED RESIDENTS





Preparing the
Next Generation
of Leaders
EXIT
EDUCATION ADVANCEMENT
SCHOLARSHIP




BEYONDHOUSING
FOUNDATION




FRESNO STATE
BULLDOGS


EXIT
Preparing the
Next Generation




SCHOLARSHIP

FRESNO HOUSING QUALITY HOUSING VIBRANT COMMUNITIES ENGAGED RESIDENTS

CEO REPORT

TO:	**Boards of Commissioners** **Fresno Housing Authority**	**DATE:** October 22, 2026
FROM:	Tyrone Roderick Williams Chief Executive Officer	**BOARD MEETING:** October 27, 2026
		AGENDA ITEM: 7a
SUBJECT:	CEO Report	**AUTHOR:** Tyrone Roderick Williams

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

NAHRO Award

Fresno Housing's Heritage Estates project received the National Award of Merit from the National Association of Housing and Redevelopment Officials (NAHRO). Heritage Estates is a 33-home, mixed-income, single-family subdivision in Southwest Fresno (93706), delivering affordable homeownership through innovative public-private partnerships.

Fresno Housing Joins HUD's Work & Dignity Coalition

The Work & Dignity Coalition is a nationwide initiative launched by U.S. Department of Housing and Urban Development (HUD) Secretary Scott Turner in February 2026 to promote workforce participation, self-sufficiency, and economic mobility for HUD-assisted households. HUD launched the Work & Dignity Coalition to bring together housing authorities, property owners, tribes, and community partners committed to advancing policies that promote work, self-sufficiency, and economic mobility. Coalition members share a commitment to:

- Promoting work as a pathway to independence
- Implementing policies that encourage accountability
- Providing supportive services that reduce barriers to employment
- Strengthening partnerships with workforce and community organizations

- Sharing best practices and learning across jurisdictions

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	98%
Avalon Commons Phase II *(fka Chestnut/Alluvial)*	Under Construction	7521 N. Chestnut Ave. Fresno, CA	45	42.12%
Garland Gardens	Under Construction	3726 N. Pleasant Fresno, CA	51	48%
Davu Village/Parkside Inn/Golden State Triage	Under Construction	1415 W. Olive Avenue, Fresno	63	29.78%
La Joya Commons Phase II *(fka Firebaugh Family)*	Pre-Development HCD SuperNOFA Awarded CTCAC Awarded	1501 Clyde Fannon Road Firebaugh, CA	28	N/A
Cordillera Commons Phase I *(fka San Joaquin Commons)*	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 City of Fresno HOME/PLHA 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 City of Fresno HOME/PLHA Pending	Herndon/Hayes Fresno, CA	96	N/A
Kerman Parcels	Pre-Development Entitlements Approved Pending CC&R Amendment	Vineland/Whitesbridge Kerman, CA	76	N/A
California Avenue Neighborhood	Pre-Development Planning CNI Planning Awarded	Southwest Fresno - TBD	TBD	N/A

Resident Empowerment

Digital Literacy Program:

EveryoneOn is offering a six-week digital literacy course to help residents develop essential computer skills, beginning with the basics of using email. Participants will learn how to create and manage a Gmail account, explore its features and tools, and understand the benefits of Google's programs. Upon successful completion of the course, participants will keep the laptop they used during the training.

Avalon Commons – October 15th – November 5th (Tuesdays & Thursdays) 5pm -7pm
Fresno Housing (Central Office) – October 26th – November 16th (Mondays & Wednesdays) 5pm-7pm
Manzanilla Commons – October 26th – November 10th (Mondays & Tuesdays) 3pm -5pm
Calaveras at Fenix/Glenn – October 21st – November 9th (Mondays & Wednesdays) 5:30pm -7:30pm

Community Garden Workshops:

The Community Garden Workshop brought residents together to explore the value of growing their own food. During the session, participants learned the basics of planting, maintain a garden, and harvest fresh produce. The workshop fostered a sense of community, encouraged sustainable practices, and empowered residents with knowledge to support healthier, more self-sufficient lifestyles. The program was offered early October at Renaissance at Trinity and Solivita Commons.

Resident Volunteer – Meet and Greet:

A total of 71 Fresno Housing residents expressed interest in the 2027 Resident Volunteer Program. In October, three meet-and-greet sessions were held at Parc Grove Commons, Cueva De Oso, and La Joya Commons, providing residents with an opportunity to share their interest

in serving as a volunteer at their housing community. A total of 22 residents participated, and the team will continue outreach to the remaining applicants. The selection process is scheduled to take place in early November.

Property Management

FRESNO HOUSING PORTFOLIO - MANAGED ASSETS, 09/01/2026-09/30/2026			
	Total No. of Units	**Total Vacant**	**Current Occupancy**
CITY OF FRESNO			
City of Fresno	889	24	97.18%
COUNTY OF FRESNO			
County of Fresno	1069	28	97.10%
SPECIAL PROJECTS – SEASONAL – RRH - REFERRALS			
Seasonal Properties	131	44	66.41%
Hold/In Construction	53	5	90.56%
Rapid Rehousing Program	89	10	87.64%
Referral Base Projects	611	22	95.58%

FRESNO VIBRANT COMMUNITIES
QUALITY HOUSING HOUSING ENGAGED RESIDENTS

Board Attendance Matrix

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	x	x	x			
Emogene Walker	x	x		x	x	x		x	x			
Ruby Yanez	x	x	x	x	x	x	x	x	x			
Steven Lewis								x				
Paul Idsvoog	x	x	x		x	x	x	x	x			
Richard Burrell	x	x	x	x		x		x	x			
Raye Michelle Vang	x	x	x	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	x	x				
Sophia Ramos	x	x	x	x	x		x	x	x			
Valori Gallaher	x	x		x	x	x	x	x	x			
John Valdez	x	x		x	x	x	x	x	x			
Yvonne Dickson	x	x	x	x	x	x	x	x	x			
Jacklyn Heinrich	x	x	x	x	x	x	x	x	x			

Note: Block out = non applicable months, was not officially on the board

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, September 22, 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, September 22, 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 5:00 PM by Chair Sharon Williams. Roll call was taken and the Commissioners were present and absent as follows:

COUNTY PRESENT:

Sophia Ramos, Vice Chair
Valori Gallaher, Commissioner
John Valdez, Commissioner
Yvonne Dickson, Commissioner
Jacklyn Heinrich, Commissioner

COUNTY ABSENT: Cary Catalano, Chair

CITY PRESENT:

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

CITY ABSENT: Steven Lewis, Commissioner

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: Vice Chair Walker moved, seconded by Commissioner Idsvoog to approve the agenda as posted.

MOTION PASSED: 6-0

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

MOTION PASSED: 5-0

There were no public comments.

3. POTENTIAL CONFLICT OF INTEREST

There were no conflicts of interest.

4. CLOSED SESSION

Chair Williams announced that the Boards would recess to Closed Session to discuss the following items:

a. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to Government Code Section 54957.6

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

b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8

Property: 2595 S. Richelle Avenue, Fresno, CA 93725 (APN: 481-390-43)

Agency Negotiators: Tyrone Roderick Williams and Michael Duarte

c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 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 and Michael Duarte

d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8

Property: Vacant Lots Near California Ave. between Kern St. & Waterman Ave., Fresno, CA (APNs: 467-245-07T; 467-245-08T; 467-246-01T; 467-262-03T)

Agency Negotiators: Tyrone Roderick Williams and Michael Duarte

Following Closed Session, the Boards reconvened in Open Session. There was no reportable action taken during Closed Session.

5. PUBLIC COMMENT AND PRESENTATIONS

The Boards received the following public comments:

- A community member addressed concerns at Yosemite Village, including pest control, property conditions, and the need for additional youth and resident programming
- A second community member addressed concerns at Yosemite Village regarding landscaping, property upkeep, and the need for additional resident programs and services.
- A community member addressed concerns regarding noise and management responsiveness at The Monarch and requested follow-up from Agency leadership.
- A speaker participating via Zoom addressed Agency responsiveness, federal relocation requirements related to certain emergency shelter property transactions, and soundproofing considerations for future developments

There were no additional public comments.

6. PUBLIC HEARING ON 2027 AGENCY ANNUAL PLANS
Joint Board Meeting
Action Minutes: 9.22.2026
Minutes Adopted:

Dr. Marc' Bady, Chief Impact Officer, presented the proposed 2027 Agency Annual Plans, including the Annual Plan, Housing Choice Voucher Administrative Plan, and Admissions and Continued Occupancy Policy (ACOP). Bady reviewed the Agency Plan process, including the 45-day public comment period, Resident Advisory Board engagement, and proposed updates incorporated into the plans.

Public Hearing opened: The Public Hearing was opened to receive comments regarding the proposed plans.

Public Comment: A speaker participating via Zoom addressed the Boards regarding relocation protections and residents potentially affected by property acquisitions or conversions.

General Counsel provided clarification and responded to the issues raised.

Commissioners asked questions and received additional clarification regarding the proposed plans and their implementation.

Following Board discussion and public comment, the Public Hearing closed at 5:48 pm.

7. GOVERNANCE MATTERS

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

Mr. Williams reported the following:

- Mr. Williams provided the September 2026 CEO Report and updated the Boards on Agency activities, current initiatives, and matters affecting Fresno Housing.

There was no public comment.

b. COMMISSIONERS REPORT

- Commissioners provided updates regarding recent community and Agency activities and shared information from their respective areas of involvement.

There were no public comments.

8. CONSENT AGENDA

Chair Williams called for consideration of the Consent Agenda:

CITY MOTION: Vice Chair Walker moved, seconded by Commissioner Idsvoog to approve the Consent Agenda items 8(a) through 8(e)

MOTION PASSED: 6-0

COUNTY MOTION: Commissioner Gallaher moved, seconded by Commissioner Dickson to approve the Consent Agenda items 8(a) through 8(e)

MOTION PASSED: 5-0

There were no public comments.

9. INFORMATION ITEMS

a. Real Estate Update – Presented by Christina Stokes-Johnson, Director of Real Estate Development:

- Ms. Stokes-Johnson provided an update on current Real Estate Development activities. The September presentation included an update on the Agency's CTCAC 9% tax credit applications.
- Victory Village received a point letter on August 31, 2026, with an amended tiebreaker of 85.087%. Staff submitted an appeal on September 4, 2026, seeking restoration of the tiebreaker to 95.901%. As of September 16, the appeal remained pending, with the CTCAC Committee meeting scheduled for October 6, 2026.
- Ms. Stokes-Johnson reported that approval was being requested to execute the preliminary reservation for Victory Village should the appeal be granted.
- Ms. Stokes-Johnson also shared that 135 Osmun placed fourth in the region and was not within the funding range

There were no public comments.

10. ACTION ITEMS

a. Consideration to Receive and File the 2025 Financial Audit for the Housing Authority of the City of Fresno:

- Representatives from CohnReznick presented the results of the Housing Authority of the City of Fresno's financial audit for the year ended December 31, 2025. The auditors issued an unmodified opinion, concluding that the financial statements were fairly presented in conformity with generally accepted accounting principles. The audit identified no material weaknesses and no significant deficiencies in financial reporting and compliance.

CITY MOTION: Commissioner Idsvoog moved, seconded by Vice Chair Walker to receive and file the 2025 Financial Audit for the Housing Authority of the City of Fresno.

MOTION PASSED: 6-0

COUNTY MOTION: Commissioner Gallaher moved, seconded by Commissioner Heinrich to receive and file the 2025 Financial Audit for the Housing Authority of the City of Fresno.

MOTION PASSED: 5-0

There were no public comments.

b. Consideration to Receive and File the 2025 Financial Audit for the Housing Authority of Fresno County

Representatives from CohnReznick presented the results of the Housing Authority of Fresno County's financial audit for the year ended December 31, 2025. The auditors issued an unmodified opinion, and the audit identified no material weaknesses and no significant deficiencies in financial reporting and compliance.

CITY MOTION: Commissioner Idsvoog moved, seconded by Commissioner Yanez to receive and file the 2025 Financial Audit for the Housing Authority of Fresno County.

MOTION PASSED: 6-0

COUNTY MOTION: Commissioner Heinrich moved, seconded by Commissioner Dickson to receive and file the 2025 Financial Audit for the Housing Authority of Fresno County.

MOTION PASSED: 5-0

There were no public comments.

c. Consideration of Approval of 2027 Agency Annual Plans

The Boards considered approval of the 2027 Agency Plans, consisting of the 2027 Public Housing Agency Annual Plans for the City and County, the Admissions and Continued Occupancy Policy (ACOP), and the Housing Choice Voucher Administrative Plan. Staff requested authorization for the CEO/Executive Director, and/or designee, to submit the approved plans to the U.S. Department of Housing and Urban Development (HUD).

The proposed plans underwent a 45-day public comment period from July 27 through September 10, 2026, and included input from the Resident Advisory Boards.

CITY MOTION: Commissioner Idsvoog moved, seconded by Commissioner Walker to approve the 2027 Agency Annual Plans

MOTION PASSED: 6-0

COUNTY MOTION: Commissioner Gallaher moved, seconded by Commissioner Valdez to approve the 2027 Agency Annual Plans

MOTION PASSED: 5-0

A speaker participating via Zoom addressed the Boards on whether the Board had reviewed the proposed plan thoroughly and encouraged Commissioners to ask questions before approving it. The speaker expressed concerns about past decisions that required correction due to potential legal issues and emphasized the Board's independent responsibility to review and evaluate staff recommendations.

There were no additional Board comments.

11. 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 6:27 PM.

_____

Tyrone Roderick Williams, Secretary to the Boards of Commissioners

Agency Calendar - 2027

FRESNO HOUSING — VIBRANT COMMUNITIES — QUALITY HOUSING — ENGAGED RESIDENTS

January

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- Friday Office Closure
- Holiday Observance
- Executive Committee Meeting
- Joint Board Meeting
- Board Retreat
- NAHRO Event
- CLPHA Housing Is Summit
- All Staff Event

April 5-6: NAHRO (DC)
TBD: CLPHA (DC)
July 15-16: NAHRO Summer (Nashville)
June 14-17: PSWRC (Arizona)
Oct 28-30: NAHRO (Las Vegas)

Board Adopted: Pending

January 1	-	New Year's Day (8 hour credit)	July 4	-	Independence Day *(Observed on July 5th)*
January 18	-	Martin Luther King Jr. Day	September 6	-	Labor Day
February 8	-	Lincoln's Birthday *(Observed)*	November 11	-	Veterans Day
February 15	-	President's Day	November 25	-	Thanksgiving Holiday
March 31	-	National Farm Workers Day	November 26	-	Day after Thanksgiving
May 31	-	Memorial Day	December 24	-	Christmas Eve
June 19	-	Juneteenth (8 hour credit)	December 25	-	Christmas Day (8 hour credit)

BOARD MEMO

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

TO:	Boards of Commissioners	**AUTHOR:**	Gary Shipman
FROM:	Tyrone Roderick Williams, CEO		Maintenance & Construction Project Manager
MEETING DATE:	09/21/2026	**DEPARTMENT:**	Property Management
AGENDA ITEM:	8c	**MEMO DATE:**	10/07/2026
SUBJECT:	**Consideration of Cooperative Purchasing Agreements for Maintenance and Office Supplies**		

Executive Summary

Staff requests authorization from the Boards of Commissioners to establish non-exclusive, agencywide contracts with nine suppliers for maintenance and office supplies through eligible cooperative purchasing agreements, commonly referred to as "piggyback contracts". The proposed suppliers are: HD Supply Solutions, Fergusons Enterprises Inc., Marcone Supply, Amazon Business, Staples, Sherwin Williams, Lowes, The Home Depot, and Fastenal Company.

The proposed new contracts would begin November 1, 2026, with an initial one-year term and up to four optional one-year renewals, for a maximum term of five years. Contract execution and renewals will be subject to verification of the applicable cooperative purchasing authority, available funding, vendor performance, and compliance with Fresno Housing's Procurement Policy and applicable requirements.

Staff also requests authorization to increase the existing Grainger, Inc. contract not-to-exceed (NTE) amount to $500,000 to support maintenance, repair, and operational purchases within the contract's authorized scope. This action would not extend or restart the existing contract term.

To provide flexibility in responding to operational needs, staff further requests that the Boards authorize Tyrone Roderick Williams, CEO/Executive Director, Michael Duarte, Deputy Executive Director, or their designee, to amend individual contract(s) NTE amounts during the authorized terms without separate Board approval for each adjustment. This authority would remain subject to applicable Agency and/or individual property budgets.

Recommendation

Staff recommends that the Boards of Commissioners adopt a resolution authorizing Tyrone Williams, CEO/Executive Director, Michael Duarte, Deputy Executive Director, or their designee, to:

1. Negotiate, finalize, and execute non-exclusive contracts with the nine proposed suppliers identified in this memo, following Procurement's verification of an eligible cooperative purchasing agreement or completion of another compliant procurement, as applicable.

2. Approve initial one-year contract NTE amounts of $1,400,000 for HD Supply Solutions and $500,000 for each of the other eight proposed suppliers, for a combined initial authorization of $5,400,000.
3. Increase the existing Grainger, Inc. contract NTE amount to $500,000, without extending or restarting its existing contract term.
4. Exercise up to four optional one-year renewals for the new contracts, for a maximum term of five years, subject to satisfactory vendor performance, continued operational need, available funding, and the continued validity of the original cooperative purchasing contracts and Fresno Housing's eligibility to use them.
5. Amend individual contract(s) NTE amounts, including increases above or decreases below the initial limits approved by the Boards, without further Board approval, provided the resulting expenditures are supported by applicable Agency and/or Property budgets.
6. Execute other amendments necessary to administer the authorized contracts, provided the amendments remain within the competitively procured scope, authorized term, and applicable procurement and funding requirements.

Fiscal Impact

The proposed not-to-exceed amounts for the initial one-year term are $1,400,000 for HD Supply and $500,000 each for Fergusons Enterprises Inc., Marcone Supply, Amazon Business, Staples, Sherwin Williams, Lowes, The Home Depot, and Fastenal.. Staff also requests to increase the existing Grainger, Inc. contract not-to-exceed (NTE) amount to $500,000. Each renewal amendment will specify the authorized amount for that renewal period, and staff will track both annual and cumulative contract expenditures.

Actual expenditures will be based on Agency and property needs, authorized purchase orders, and available funding. The contracts will not require minimum purchases or obligate Fresno Housing to spend the full authorized amounts. Purchases will be charged to the applicable property, program, grant, or operating budgets and remain subject to available funding.

Background Information

Fresno Housing requires reliable access to plumbing supplies, electrical components, appliances, hardware, tools, safety equipment, janitorial products, and office supplies to support unit preparation, work orders, emergency repairs, property maintenance, and daily office operations.

Establishing agencywide contracts with multiple non-exclusive suppliers will provide flexibility to select vendors based on product availability, delivery needs, specifications, and pricing. These arrangements are intended to improve purchasing efficiency, provide access to applicable contract pricing and discounts, and support consistent contract oversight and expenditure tracking.

Staff proposes to use competitively established cooperative purchasing agreements, commonly referred to as "piggybacking", when eligible and appropriate. This approache is consistent with applicable federal procurement standards, including 2 CFR 200.318(e), and Fresno Housing's Procurement Policy.

Before executing a contract or amendment, Procurement will verify and retain documentation of the originating solicitation, award and agreement; Fresno Housing's eligibility to use the agreement; and

required participation or intergovernmental agreements; the authorized scope and term; pricing and price reasonableness; vendor eligibility; and applicable federal, state, local, and funding-source provisions. If an eligible cooperative purchasing agreement is not available for a proposed purchase, staff will complete a separate compliant procurement and obtain any required approvals before entering into a contract.

Purchases will be initiated through authorized work orders and remain subject to available funding and applicable approval requirements. Contracts will be non-exclusive and will preserve Fresno Housing's ability to purchase from other properly authorized sources when appropriate. Staff will monitor expenditures and ensure that renewals and amendments are documented and remain within applicable contract scope, term, and procurment authority.

RESOLUTION

FRESNO VIBRANT COMMUNITIES
QUALITY HOUSING HOUSING ENGAGED RESIDENTS

RESOLUTION NO._____

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

RESOLUTION APPROVING COOPERATIVE PURCHASING AGREEMENTS FOR MAINTENANCE AND OFFICE SUPPLIES

WHEREAS, the Housing Authority of the City of Fresno, California (the "Agency"), requires maintenance, repair, and operations ("MRO") supplies to support the ongoing maintenance and operation of its properties and programs; and

WHEREAS, Agency staff has determined that utilizing a competitively procured cooperative purchasing agreement for MRO and office supplies is an efficient and appropriate procurement method consistent with applicable federal requirements and the Agency's Procurement Policy; and

WHEREAS, the Agency desires to enter into a contract with HD Supply Solutions**,** Fergusons Enterprises inc., Marcone supply, Amazon Business, Staples, Sherwin Williams, Lowes, The Home Depot, and Fastenal Company for an initial term of one (1) year, with four (4) optional one-year renewals, subject to satisfactory performance, continued operational need, availability of funds, and applicable approval requirements. Additionally, amend the Agency's existing PBJ contract with Grainger, Inc. to increase the not-to-exceed (NTE) amount to $500,000; and

WHEREAS, expenditures under the contract during the initial 2026–2027 term shall not exceed One Million Four Hundred Thousand Dollars ($1,400,000.00) for HD Supply Solutions and five hundred thousand dollars ($500,000) each for Fergusons Enterprises inc., Marcone supply, Amazon Business, Staples, Sherwin Williams, Lowes, The Home Depot, Fastenal Company and Grainger; and

WHEREAS, the individual contract(s) NTE amounts may be amended from time to time, including increases above or decreases below the initial limits approved by the Boards, without further Board approval, provided the resulting expenditures are supported by applicable Agency and/or Property budgets.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California, hereby authorizes Tyrone Roderick Williams, Chief Executive Officer/Executive Director, Michael Duarte, Deputy Executive Director, or their designee, to negotiate, finalize, and execute a contract with HD Supply for maintenance, repair, and operations supplies, and to execute all related documents necessary to implement the contract; and

BE IT FURTHER RESOLVED that the Chief Executive Officer/Executive Director, Michael Duarte, Deputy Executive Director, or their designee, is authorized to exercise the optional renewal terms,

subject to satisfactory vendor performance, continued operational need, availability of funds, approved budgets, and compliance with applicable procurement and contracting requirements.

PASSED AND ADOPTED this _____ day of October 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the Board of Commissioners of the Housing Authority of the City Fresno, California, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

RESOLUTION

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

RESOLUTION NO._____

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

RESOLUTION APPROVING COOPERATIVE PURCHASING AGREEMENTS FOR MAINTENANCE AND OFFICE SUPPLIES

WHEREAS, the Housing Authority of Fresno County, California (the "Agency"), requires maintenance, repair, and operations ("MRO") supplies to support the ongoing maintenance and operation of its properties and programs; and

WHEREAS, Agency staff has determined that utilizing a competitively procured cooperative purchasing agreement for MRO and office supplies is an efficient and appropriate procurement method consistent with applicable federal requirements and the Agency's Procurement Policy; and

WHEREAS, the Agency desires to enter into a contract with HD Supply Solutions**,** Fergusons Enterprises inc., Marcone supply, Amazon Business, Staples, Sherwin Williams, Lowes, The Home Depot, and Fastenal Company for an initial term of one (1) year, and four (4) optional one-year renewals, subject to satisfactory performance, continued operational need, availability of funds, and applicable approval requirements. Additionally, amend the Agency's existing PBJ contract with Grainger, Inc. to increase the not-to-exceed (NTE) amount to $500,000; and

WHEREAS, expenditures under the contract during the initial 2026–2027 term shall not exceed One Million Four Hundred Thousand Dollars ($1,400,000.00) for HD Supply Solutions and five hundred thousand dollars ($500,000) each for Fergusons Enterprises inc., Marcone supply, Amazon Business, Staples, Sherwin Williams, Lowes, The Home Depot, Fastenal Company and Grainger; and

WHEREAS, the individual contract(s) NTE amounts may be amended from time to time, including increases above or decreases below the initial limits approved by the Boards, without further Board approval, provided the resulting expenditures are supported by applicable Agency and/or Property budgets.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California, hereby authorizes Tyrone Roderick Williams, Chief Executive Officer/Executive Director, Michael Duarte, Deputy Executive Director, or their designee, to negotiate, finalize, and execute a contract with HD Supply for maintenance, repair, and operations supplies, and to execute all related documents necessary to implement the contract; and

BE IT FURTHER RESOLVED that the Chief Executive Officer/Executive Director, Michael Duarte, Deputy Executive Director, or their designee, is authorized to exercise the optional renewal terms,

subject to satisfactory vendor performance, continued operational need, availability of funds, approved budgets, and compliance with applicable procurement and contracting requirements.

PASSED AND ADOPTED this _____ day of October 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the Board of Commissioners of the Housing Authority of Fresno County, California, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

BOARD MEMO

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

TO:	Boards of Commissioners	**AUTHOR:**	Jaicee Berber
FROM:	Tyrone Roderick Williams, CEO		Assistant Project Manager
MEETING DATE:	10/27/26	**DEPARTMENT:**	Real Estate Development
AGENDA ITEM:	8d	**MEMO DATE:**	10/05/26
SUBJECT:	Authorization to Award General Contractor/Construction Manager Contract – Victory Village		

Executive Summary

The purpose of this Board memo is to request approvals from the Board of Commissioners to enter into a General Contractor/Construction Manager (GCCM) contract for Victory Village (APN 449-324-11) located at 959 N. Parkway, Fresno, California 93728. On August 3, 2026, Fresno Housing staff issued a Request for Proposals (RFP) for a General Contractor/Construction Manager (2026-RFP-18) for the Victory Village adaptive-reuse project. Solicitation efforts included publication in the *Fresno Bee*, hosting of a public job walk, and posting on Fresno Housing's E-Procurement Marketplace.

The proposed scope of work includes the adaptive reuse of 66 existing motel units into 42 multifamily units (one of which will be a manager's unit) and the construction of a new community building and site amenities. Interior upgrades to all units may include new kitchen cabinets, countertops, ENERGY STAR® appliances, plumbing and electrical fixtures, HVAC systems, flooring, paint, and LED lighting. Exterior improvements may include new roofing where needed, installation of energy-efficient windows and doors, repairs to the building exterior, new paint, and upgraded gutters and downspouts. Seven units will be fully improved to meet accessibility standards in compliance with ADA and UFAS requirements.

The site will also undergo extensive infrastructure upgrades which may include new concrete walkways and accessible paths of travel, ADA trash enclosures, improved site lighting, and drought-tolerant landscaping with upgraded irrigation. Additionally, the project includes construction of a new 4,131-square-foot community building featuring a management office, community room, laundry facilities, and accessible restrooms.

During the RFP solicitation process, multiple questions were received and addressed publicly through the addenda posted on Fresno Housing's Marketplace. Fresno Housing received several proposals, and after initial review, five (5) firms were selected to proceed to the evaluation phase. Proposals were evaluated based on the firm's experience, capacity, fee structure, understanding of project objectives, and commitment to economic opportunity outreach.

Following the evaluation phase with the selected General Contractors, ProWest Constructors is recommended for the General Contractor/Construction Manager (GCCM) contract for the Victory Village adaptive-reuse project. The firm demonstrated strong qualifications and a clear understanding of Fresno Housing's goals and presented competitive pricing supported by a solid reputation and extensive relevant experience.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno approve the proposed contract with ProWest Constructors to perform GCCM services for the Victory Village development and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee, to negotiate and execute all agreements and ancillary documents in connection therewith.

Fiscal Impact

Staff are seeking approval to award the GCCM contract to ProWest Constructors, which includes a pre-construction consulting fee of $55,000 and fee amount not to exceed 13.49% of the total construction cost. Should the project not move forward, only the pre-construction consultancy fee would be due and payable to the general contractor. The construction costs are ultimately to be paid from the construction and permanent funding sources secured for the project.

Background Information

Victory Village is a 42-unit affordable housing community located in southwest Fresno. The property was originally constructed in the 1960's and includes studio and one-bedroom units. Given its age and physical condition, staff seek to improve safety and health throughout the development and secure affordability restrictions for up to 55 years for existing and future households.

The proposed adaptive reuse includes upgrades to building systems, unit interiors/exteriors, landscape, ADA accessibility, energy efficiency standards, along with the construction of a new community facility. These improvements will ensure the long-term viability of the property and improve quality of life for residents while providing for an opportunity to preserve deeply affordable units and reinvestment into an aging asset located in a high-need neighborhood.

Previous Actions

- October 5, 2023 – Entered into an Option to Purchase with the City of Fresno for the property located at 959 N. Parkway Drive, Fresno, CA 93728 (APN: 449-324-11T).
- June 23, 2026 - Authorized HACF to exercise its option to purchase the Property and authorized execution of a Purchase and Sale Agreement with the City of Fresno.
- June 23, 2026 - Authorized submission of a 9% Low-Income Housing Tax Credit (LIHTC) application to the California Tax Credit Allocation Committee (CTCAC) for the Victory Village adaptive reuse and new construction project.
- June 23, 2026 - Authorized formation of Fresno Victory Village, L.P. and authorized HACF to serve as the sole member and manager of the to-be-formed Fresno Victory Village AGP, LLC, the Administrative General Partner.
- June 23, 2026 – Authorized HACF to enter into a Memorandum of Understanding with Silvercrest, Inc. for participation in the acquisition, development, and ownership of Victory Village.
- June 23, 2026 - Accepted funding commitments from the Fresno County Department of Behavioral Health for capital funding, operating subsidy, and supportive services for formerly homeless and special needs populations residing at Victory Village.

- June 23, 2026 - Authorized acceptance of the HCD Homekey restrictions and entry into the HCD Standard Agreement upon acquisition of the Property.
- June 23, 2026 - Authorized a loan from HACF to Fresno Victory Village, L.P. to recapitalize the $9.9 million in HCD Homekey funding.

RESOLUTION

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

RESOLUTION NO._____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

RESOLUTION APPROVING A CONTRACT FOR GENERAL CONTRACTOR/CONSTRUCTION MANAGER SERVICES WITH PROWEST CONSTRUCTORS FOR THE VICTORY VILLAGE PROJECT (APN 449-324-11)

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

WHEREAS, HACF is obligated to provide housing opportunities for low- and moderate-income households within a variety of neighborhoods; and,

WHEREAS, the Agency released a Request for Proposals (RFP) (2026-RFP-18) for General Contractor/ Construction Management ("GCCM") Services for the Victory Village project; and

WHEREAS, the 2026-RFP-18 Victory Village GCCM Services was available on the Agency's E-Marketplace procurement website, advertised in the *Fresno Bee,* and a public job walk; and

WHEREAS, ProWest Constructors was determined to be responsive and responsible having provided qualifications, experience, and prices that were most advantageous to the Agency, pursuant to the Agency's procurement policies; and

WHEREAS, the Agency desires to enter into a contract with ProWest Constructors for GCCM services for the Victory Village project for an amount of $55,000 for preconstruction consulting services, and a fee amount not to exceed 13.49% of the total construction cost for the work completed; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California hereby authorizes Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, or their designees to negotiate the terms of and execute the aforementioned contract and supporting documents with ProWest Constructors, for GCCM services at Victory Village in Fresno, California.

PASSED AND ADOPTED THIS 27th DAY OF OCTOBER 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

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

BOARD MEMO

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

TO:	Boards of Commissioners	**AUTHOR:**	Stephanie Moreira
FROM:	Tyrone Roderick Williams, CEO		Compliance Manager
MEETING DATE:	10/27/2026	**DEPARTMENT:**	Property Management
AGENDA ITEM:	8e	**MEMO DATE:**	10/05/2026
SUBJECT:	2027 Proposed Utility Allowance Schedules – HUD Housing Assistance Programs and Low-Income Housing Tax Credit		

Executive Summary

This memo provides an update to the annual Utility Allowance (UA) rates for the following programs:

- Low Income Public Housing (LIPH) [24 CFR 965.507]
- Housing Choice Voucher (HCV-Section 8) [24 CFR 982.517 (c)]
- Multi-Family Project Based Rental Assistance (MF-PBRA/RAD) [HUD Notice H-2015-04]
- Low Income Housing Tax Credit (LIHTC) Internal Revenue Code Section 42 (IRC Section 42)

In accordance with applicable U.S. Department of Housing and Urban Development (HUD) program regulations, Public Housing Authorities (PHAs) of LIPH and HCV programs must review the Utility allowance (UA) schedules annually and revise allowances if there has been a change of 10% or more in the utility rate since the last UA schedule revision. Based on the results of the annual review, there was an increase in utility charges for some localities and utility services of more than 10% from 2026, thus revisions will be implemented for 2027 in accordance with program requirements.

HUD requires PHAs to provide Individual Relief [24 CFR 965.508] for medical equipment by providing a supplemental medical utility allowance for residents residing in public housing units and HCV participants. Individual Relief is where a resident may request relief from payment of utility billings in excess of the Utility Allowance for resident paid utilities. Management may grant such request on reasonable grounds such as the special needs of elderly, residents who are ill, disabled, or special factors affecting utility usage, such as use of required medical equipment.

The attached UA Charts for the LIPH program and UA Schedules for the HCV program are for informational purposes only and do not require Board approval. The changes for both programs are effective January 1, 2027.

In accordance with HUD Notice H-2015-04, Owners of Multi-Family PBRA Programs are required to review the UAs every three (3) years to establish a baseline for each bedroom size. For the two (2) years after a baseline utility analysis is completed, the UA amount for each bedroom size and each utility at the property can be adjusted by a state-specific increase factor. The Utility Allowance Factor (UAF) is provided by HUD. The UA schedule is approved by HUD for the Multi-Family PBRA programs in accordance with the Housing Assistance Payment (HAP) contract anniversary.

Projects developed under the Internal Revenue Code (IRC) Section 42, LIHTC program, require the implementation of a utility (electric, gas, and water/sewer/garbage) allowance for use in calculating individual tenant subsidies for affordable housing. The LIHTC UA schedules are made available to developers of LIHTC properties throughout Fresno County, including Fresno Housing (FH). The

California Tax Credit Allocation Committee (CTCAC) has provided guidance to LIHTC developers to refer to the local Public Housing Authority (PHA) as an alternative to obtain current utility allowance schedules. CTCAC requires PHAs to formally take Board action to approve the LIHTC utility allowances.

Due to the complexity of the data required to develop the utility allowances for the various programs, the Agency contracted with The Nelrod Company of Fort Worth, Texas, to develop these allowance charts/schedules. The studies were conducted in compliance with the applicable program requirements.

The Nelrod Company has prepared and recommended the attached utility allowance documents for the applicable programs for Fresno City and County as attached and referenced as such.

Group A (Board Action Required)

Schedule A.1 - LIHTC Utility Allowance Schedules (2) for Energy Efficient Units and Utility Allowances (2) for Non-Energy-Efficient units (page 1-4)

1. Multi-Family Low Rise (1 to 4 Units) - Energy Efficient
2. Multi-Family Mid-Rise (5 or more units) - Energy Efficient
3. Multi-Family Apartment (0-5 BR) - Non-Energy Efficient
4. Multi-Family Apartment (6-7 BR) - Non-Energy Efficient

Schedule A.2 - Site Specific LIHTC

1. Rio Villas - Tax Credit/PBV - Multi-Family Apartment-Pending
2. Solivita Commons- Tax Credit/PBV - Apartment/Multi-Family
3. Alegre Commons-Tax Credit/PBV – Apartment/Multi-Family
4. Linnaea Villas-Tax Credit/PBR- Apartment/Multi-Family
5. Corazon Del Valle - Tax Credit/PBV - Multi-Family Apartment
6. The Arthur at Blackstone- Tax Credit/PBV - Apartment/Multi-Family
7. Citrus Commons-Tax Credit/PBV – Apartment/Multi-Family
8. Promesa Commons-Tax Credit/PBV- Apartment/Multi-Family
9. Parc Grove Commons Northwest- Tax Credit/PBV-Apartment/Multi-Family
10. Avalon Commons- Tax Credit/PBV-Apartment/Multi-Family
11. Manzanilla Commons- Tax Credit/PBV- Apartment/Multi-Family
12. La Joya Commons- Tax Credit/PBV- Apartment/Multi-Family
13. Parc Grove Commons NW- Tax Credit/PBV- Apartment/Multi-Family
14. La Joya Commons- Tax Credit/PBV- Apartment/Multi-Family

Group B (Informational Only)

- Chart B.1 - Low Income Public Housing (LIPH) (pages 1-3)
- Schedule B.2 -Housing Choice Voucher (HCV-Section 8) (pages 1-12)

- Schedule B.3 – Mixed Finance Properties (LIPH with LIHTC) (pages 1-5)
  - Kerman Acres (Granada Commons) - Apartment/Multi-Family
  - Pacific Gardens – Apartment/Multi-Family
  - Yosemite Village - Row House/Townhouse/Semi-Detached/Duplex/Detached House
  - Parc Grove Commons II – LIPH/ACC Apartment/Multi-Family

Recommendation

It is recommended that the Board of Commissioners of Fresno Housing adopt the LIHTC utility allowance rates (Group A, Schedule A.1, and Schedule A.2) for new construction, rehabilitation multi-family complexes and mixed finance projects in Fresno County for units developed under IRC Section 42 (LIHTC), to be effective January 1, 2027.

Fiscal Impact

The utility allowance is factored into the rent calculation formula, for the properties, therefore, there is no direct financial impact to the Agency; there may be minimal financial impact to the resident.

Background Information

The Department of Housing and Urban Development's (HUD) Office of Public and Indian Housing Authorities (PIH) and Owners of Multi-Family housing properties that receive subsidy assistance, and for which HUD provides a utility allowance, are required to review and adjust as needed their properties' utility allowances at least every year. The utility adjustment must be supported by a utility analysis. The adjustments for Low Income Public Housing and Housing Choice Voucher programs must be revised if there has been a change of 10% or more in the utility rate since the last UA schedule revision. The adjustments must be made for multi-Family housing properties regardless of whether the utility analysis shows an increase or a decrease.

Owners of properties financed with Low Income Housing Tax Credits (LIHTC) must limit rents to no more than the established maximum gross rent per bedroom size. The maximum gross rent is established by the applicable Area Median Income (AMI) numbers published annually by HUD. Owners must deduct the applicable utility allowance for all resident paid utilities from the maximum gross rent allowed. To do this, they must obtain annual utility cost estimates for buildings in their LIHTC affordable housing property. Owners may obtain annual allowances from Public Housing Authorities that have jurisdiction, or in California, owners may utilize the California Utility Allowance Calculator developed by the California Energy Commission.

RESOLUTION

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

RESOLUTION NO._____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITIES OF THE CITY OF FRESNO

RESOLUTION ADOPTING INTERNAL REVENUE CODE

SECTION 42 LIHTC UTILITY ALLOWANCE SCHEDULES FOR 2027

WHEREAS, projects developed under the Internal Revenue Code (IRC) Section 42, Low Income Housing Tax Credit (LIHTC) programs, similar to U.S. Department of Housing and Urban Development, United States Department of Agriculture (USDA) and several other agencies' programs, require the implementation of the utility (electric, gas, and water/sewer/garbage) allowance for use in calculating individual tenant subsidies for affordable housing; and,

WHEREAS, the annual update to the Utility Allowance (UA) schedules for LIHTC developments and site specific mixed-finance LIHTC properties that include Low Income Public Housing (LIPH); and/or Project Based Voucher (PBV) have been prepared and being adopted for implementation; and,

WHEREAS, the utility allowance schedules are made available to developers and owners, of LIHTC properties throughout Fresno County including the Housing Authority; and,

WHEREAS, due to the complexity of the data required to develop the utility allowances, the services of Nelrod Company of Fort Worth, Texas have been utilized to develop these dated September 2026;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby adopt the proposed utility allowance schedules for affordable multi-family and mixed-finance properties in the City and County of Fresno for units developed under Internal Revenue Code Section 42 (LIHTC), as prepared by the Nelrod Company.

PASSED AND ADOPTED THIS 27TH DAY OF OCTOBER, 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

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

RESOLUTION

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

RESOLUTION NO._____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITIES OF FRESNO COUNTY

RESOLUTION ADOPTING INTERNAL REVENUE CODE

SECTION 42 LIHTC UTILITY ALLOWANCE SCHEDULES FOR 2027

WHEREAS, projects developed under the Internal Revenue Code (IRC) Section 42, Low Income Housing Tax Credit (LIHTC) programs, similar to U.S. Department of Housing and Urban Development, United States Department of Agriculture (USDA) and several other agencies' programs, require the implementation of the utility (electric, gas, and water/sewer/garbage) allowance for use in calculating individual tenant subsidies for affordable housing; and,

WHEREAS, the annual update to the Utility Allowance (UA) schedules for LIHTC developments and site specific mixed-finance LIHTC properties that include Low Income Public Housing (LIPH); and/or Project Based Voucher (PBV) have been prepared and being adopted for implementation; and,

WHEREAS, the utility allowance schedules are made available to developers and owners, of LIHTC properties throughout Fresno County including the Housing Authority; and,

WHEREAS, due to the complexity of the data required to develop the utility allowances, the services of Nelrod Company of Fort Worth, Texas have been utilized to develop these dated September 2026;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the County of Fresno, hereby adopt the proposed utility allowance schedules for affordable multi-family and mixed-finance properties in the City and County of Fresno for units developed under Internal Revenue Code Section 42 (LIHTC), as prepared by the Nelrod Company.

PASSED AND ADOPTED THIS 27TH DAY OF OCTOBER, 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

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

ABSENT:

ABSTAIN:

_____

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

Group A

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authority of the City & County of Fresno, CA**		Unit Type: **Multi-Family Low-Rise (1-4 Units) (LIHTC)**					Date (mm/dd/yyyy) 01/01/2027		
Utility of Service Energy Efficient	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**	**6 BR**	**7 BR**
Heating	Natural Gas	$32.00	$38.00	$42.00	$44.00	$46.00	$48.00	$52.00	$56.00
	Bottle Gas								
	Electric	$23.00	$27.00	$33.00	$39.00	$45.00	$51.00	$55.00	$59.00
	Electric Heat Pump	$18.00	$21.00	$24.00	$27.00	$31.00	$33.00	$36.00	$39.00
	Fuel Oil								
Cooking	Natural Gas	$4.00	$6.00	$8.00	$10.00	$12.00	$16.00	$18.00	$20.00
	Bottle Gas								
	Electric	$7.00	$8.00	$12.00	$16.00	$20.00	$23.00	$25.00	$27.00
Other Electric		$33.00	$39.00	$54.00	$69.00	$84.00	$102.00	$112.00	$121.00
Air Conditioning		$16.00	$19.00	$27.00	$34.00	$42.00	$50.00	$54.00	$57.00
Water Heating	Natural Gas	$12.00	$14.00	$22.00	$28.00	$34.00	$40.00	$44.00	$48.00
	Bottle Gas								
	Electric	$21.00	$24.00	$31.00	$38.00	$44.00	$51.00	$55.00	$59.00
	Fuel Oil								
Water		N/A							
Sewer									
Trash Collection									
Other specify: Electric Charge $0.08		$1.00	$1.00	$1.00	$1.00	$1.00	$1.00	$1.00	$1.00
Other specify: Natural Gas Credit $-3.86		-$4.00	-$4.00	-$4.00	-$4.00	-$4.00	-$4.00	-$4.00	-$4.00
Range /Microwave									
Refrigerator									

Actual Family Allowances-May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	

Seal of Certified Compliance® 2026 ResidentLife Utility Allowances

adapted from form HUD-52667
(04/2023)

Group A

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authority of the City & County of Fresno, CA**		Unit Type: **Multi-Family Mid-Rise (5 or More Units) (LIHTC)**					Date (mm/dd/yyyy) 01/01/2027		
Utility of Service Energy Efficient	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**	**6 BR**	**7 BR**
Heating	Natural Gas	$22.00	$26.00	$30.00	$32.00	$36.00	$38.00	$42.00	$44.00
	Bottle Gas								
	Electric	$16.00	$18.00	$23.00	$28.00	$33.00	$38.00	$41.00	$44.00
	Electric Heat Pump	$14.00	$16.00	$19.00	$21.00	$24.00	$26.00	$28.00	$30.00
	Fuel Oil								
Cooking	Natural Gas	$4.00	$6.00	$8.00	$10.00	$12.00	$16.00	$18.00	$20.00
	Bottle Gas								
	Electric	$7.00	$8.00	$12.00	$16.00	$20.00	$23.00	$25.00	$27.00
Other Electric		$27.00	$32.00	$44.00	$56.00	$69.00	$81.00	$88.00	$96.00
Air Conditioning		$15.00	$17.00	$24.00	$31.00	$37.00	$44.00	$48.00	$51.00
Water Heating	Natural Gas	$10.00	$12.00	$16.00	$22.00	$28.00	$32.00	$34.00	$36.00
	Bottle Gas								
	Electric	$17.00	$19.00	$25.00	$30.00	$35.00	$41.00	$44.00	$47.00
	Fuel Oil								
Water		N/A							
Sewer									
Trash Collection									
Other specify: Electric Charge $-3.86		$1.00	$1.00	$1.00	$1.00	$1.00	$1.00	$1.00	$1.00
Other specify: Natural Gas Credit $-3.86		-$4.00	-$4.00	-$4.00	-$4.00	-$4.00	-$4.00	-$4.00	-$4.00
Range /Microwave									
Refrigerator									

Actual Family Allowances-May be used by the family to compute allowance while searching for a unit.	Utility/Service/Appliance	Allowance
	Heating	
Head of Household Name	Cooking	
	Other Electric	
	Air Conditioning	
Unit Address	Water Heating	
	Water	
	Sewer	
	Trash Collection	
	Other	
Number of Bedrooms	Range/Microwave	
	Refrigerator	
	Total	

Seal of Certified Compliance® 2026 ResidentLife Utility Allowances

adapted from form HUD-52667
(04/2023)

Group A

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authorities of The City & County of Fresno, CA**		Unit Type: **Multi-Family (Apartment)**				Date (mm/dd/yyyy) 01/01/2027	
Utility of Service	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas ***(PG&E)*** ***(Includes Climate Credit)***	$24.00	$28.00	$32.00	$36.00	$40.00	$44.00
	Natural Gas ***(SoCal Gas)*** ***(Includes Climate Credit)***	$22.00	$24.00	$27.00	$29.00	$32.00	$34.00
	Bottle Gas	$40.00	$46.00	$54.00	$59.00	$65.00	$70.00
	Electric	$19.00	$23.00	$28.00	$34.00	$40.00	$46.00
	Electric Heat Pump	$17.00	$20.00	$23.00	$26.00	$29.00	$32.00
	Fuel Oil						
Cooking	Natural Gas ***(avg)***	$5.00	$5.00	$8.00	$10.00	$13.00	$14.00
	Bottle Gas	$8.00	$8.00	$13.00	$19.00	$24.00	$27.00
	Electric	$9.00	$10.00	$15.00	$19.00	$24.00	$28.00
Other Electric	***(Includes Climate Credit)***	$33.00	$39.00	$54.00	$69.00	$84.00	$103.00
Air Conditioning		$18.00	$21.00	$29.00	$37.00	$46.00	$54.00
Water Heating	Natural Gas ***(avg)***	$10.00	$11.00	$16.00	$21.00	$27.00	$32.00
	Bottle Gas	$19.00	$22.00	$30.00	$38.00	$51.00	$59.00
	Electric	$20.00	$24.00	$30.00	$37.00	$43.00	$50.00
	Fuel Oil						
Water		**See Attached Water, Sewer, & Trash Collection Schedule**					
Sewer							
Trash Collection							
Range/Microwave		$15.00	$15.00	$15.00	$15.00	$15.00	$15.00
Refrigerator		$16.00	$16.00	$16.00	$16.00	$16.00	$16.00

Actual Family Allowances-May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	

Seal of Certified Compliance® 2026 ResidentLife Utility Allowances

adapted from form HUD-52667
(04/2023)

Group A

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authorities of The City & County of Fresno, CA**		Unit Type: **Multi-Family (Apartment)**				Date (mm/dd/yyyy) 01/01/2027	
Utility of Service	**Fuel Type**	**6 BR**	**7 BR**				
Heating	Natural Gas ***(PG&E)*** ***(Includes Climate Credit)***	$48.00	$52.00				
	Natural Gas ***(SoCal Gas)*** ***(Includes Climate Credit)***	$37.00	$39.00				
	Bottle Gas	$75.00	$83.00				
	Electric	$50.00	$53.00				
	Electric Heat Pump	$34.00	$37.00				
	Fuel Oil						
Cooking	Natural Gas ***(avg)***	$16.00	$18.00				
	Bottle Gas	$30.00	$32.00				
	Electric	$31.00	$33.00				
Other Electric	***(Includes Climate Credit)***	$112.00	$122.00				
Air Conditioning		$58.00	$62.00				
Water Heating	Natural Gas ***(avg)***	$35.00	$39.00				
	Bottle Gas	$65.00	$70.00				
	Electric	$54.00	$57.00				
	Fuel Oil						
Water		**See Attached Water, Sewer, & Trash Collection Schedule**					
Sewer							
Trash Collection							
Range /Microwave		$15.00	$15.00				
Refrigerator		$16.00	$16.00				

Actual Family Allowances-May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range /Microwave	
Refrigerator	
Total	

Seal of Certified Compliance® 2026 ResidentLife Utility Allowances

adapted from form HUD-52667
(04/2023)

Group A

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authorities of the City & County of Fresno, CA**		Unit Type: **Apartment**				Date (mm/dd/yyyy) 01/01/2027	
Utility of Service Rio Villas	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas						
	Bottle Gas						
	Electric		$102.00	$162.00			
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric		$7.00	$7.00			
Other Electric			$41.00	$48.00			
Air Conditioning			$23.00	$32.00			
Water Heating	Natural Gas						
	Bottle Gas						
	Electric		$26.00	$26.00			
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge: $0.08			$1.00	$1.00			
Range /Microwave							
Refrigerator							

Actual Family Allowances-May be used by the family to compute allowance while searching for a unit.	Utility/Service/Appliance	Allowance
	Heating	
Head of Household Name	Cooking	
	Other Electric	
	Air Conditioning	
Unit Address	Water Heating	
	Water	
	Sewer	
	Trash Collection	
	Other	
Number of Bedrooms	Range/Microwave	
	Refrigerator	
	Total	

Seal of Certified Compliance® 2026 ResidentLife Utility Allowances

adapted from form HUD-52667
(04/2023)

The Nelrod Company 8/2026 Update

Group A

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authorities of the City & County of Fresno, CA**		Unit Type: **Apartment**				Date (mm/dd/yyyy) 01/01/2027	
Utility of Service Solivita Commons	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Electric Heat Pump		$13.00	$16.00	$20.00		
	Fuel Oil						
Cooking	Natural Gas		$10.00	$14.00	$14.00		
	Bottle Gas						
	Electric						
Other Electric			$29.00	$36.00	$44.00		
Air Conditioning			$7.00	$10.00	$12.00		
Water Heating	Natural Gas		$6.00	$8.00	$8.00		
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge $0.08			$1.00	$1.00	$1.00		
Other specify: Natural Gas -$3.86			-$4.00	-$4.00	-$4.00		
Range /Microwave							
Refrigerator							

Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	

Seal of Certified Compliance® 2026 ResidentLife Utility Allowances

adapted from form HUD-52667
(04/2023)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Group A

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authority of the City & County of Fresno, CA**		Unit Type: **Apartment**				Date (mm/dd/yyyy) 01/01/2027	
Utility of Service Alegre Commons	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Electric Heat Pump		$38.00	$33.00	$38.00		
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric		$14.00	$15.00	$16.00		
Other Electric			$96.00	$115.00	$154.00		
Air Conditioning			$13.00	$14.00	$11.00		
Water Heating	Natural Gas						
	Bottle Gas						
	Electric		$56.00	$71.00	$93.00		
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge: $0.08			$1.00	$1.00	$1.00		
Range /Microwave							
Refrigerator							

Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	



adapted from form HUD-52667
(04/2023)

Group A

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authorities of the City & County of Fresno, CA**		Unit Type: **Apartment**				Date (mm/dd/yyyy) 01/01/2027	
Utility of Service Linnaea Villas	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Electric Heat Pump		$4.00	$4.00	$6.00		
	Fuel Oil						
Cooking	Natural Gas		$4.00	$4.00	$6.00		
	Bottle Gas						
	Electric						
Other Electric			$51.00	$59.00	$75.00		
Air Conditioning			$13.00	$16.00	$21.00		
Water Heating	Natural Gas						
	Bottle Gas						
	Electric		$26.00	$34.00	$41.00		
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge			$1.00	$1.00	$1.00		
Other specify: Natural Gas Climate Credit -$3.86			-$4.00	-$4.00	-$4.00		
Range /Microwave							
Refrigerator							

Actual Family Allowances-May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	

Seal of Certified Compliance® 2026 ResidentLife Utility Allowances

adapted from form HUD-52667
(04/2023)

Group A

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authority of the City & County of Fresno, CA**		Unit Type: **Apartment**				Date (mm/dd/yyyy) 01/01/2027	
Utility of Service Corazon del Valle	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas						
	Bottle Gas						
	Electric		$73.00	$79.00	$83.00	$90.00	
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric		$7.00	$7.00	$8.00	$9.00	
Other Electric			$39.00	$43.00	$48.00	$50.00	
Air Conditioning			$20.00	$27.00	$29.00	$29.00	
Water Heating	Natural Gas						
	Bottle Gas						
	Electric		$24.00	$32.00	$39.00	$46.00	
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge $0.08			$1.00	$1.00	$1.00	$1.00	
Range/Microwave							
Refrigerator							

Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	



adapted from form HUD-52667
(04/2023)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authority of the City & County of Fresno, CA**		Unit Type: **Apartment**				Date (mm/dd/yyyy) 01/01/2027	
Utility of Service The Arthur at Blackstone	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas						
	Bottle Gas						
	Electric	$33.00	$34.00	$45.00	$54.00		
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric	$7.00	$7.00	$7.00	$8.00		
Other Electric		$25.00	$26.00	$33.00	$42.00		
Air Conditioning		$20.00	$20.00	$27.00	$35.00		
Water Heating	Natural Gas						
	Bottle Gas						
	Electric	$26.00	$26.00	$34.00	$41.00		
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge $0.08		$1.00	$1.00	$1.00	$1.00		
Range/Microwave							
Refrigerator							

Actual Family Allowances- May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	

Seal of Certified Compliance 2026 ResidentLife Utility Allowances

adapted from form HUD-52667
(04/2023)

Group A

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authority of the City of Fresno, CA**		Unit Type: **Apartment**				Date (mm/dd/yyyy) 01/01/2027	
Utility of Service Citrus Gardens	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas						
	Bottle Gas						
	Electric			$53.00	$63.00	$87.00	
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas			$3.00	$4.00	$4.00	
	Bottle Gas						
	Electric						
Other Electric				$34.00	$39.00	$49.00	
Air Conditioning				$22.00	$25.00	$29.00	
Water Heating	Natural Gas			$12.00	$14.00	$16.00	
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: California Climate Credit $0.08				$1.00	$1.00	$1.00	
Other specify: Natural Gas Charge $4.08				$4.00	$4.00	$4.00	
Range/Microwave							
Refrigerator							

Actual Family Allowances- May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	

Seal of Certified Compliance 2026 ResidentLife Utility Allowances

adapted from form HUD-52667
(04/2023)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authority of the City & County of Fresno, CA**		Unit Type: **Apartment - Building 1**				Date (mm/dd/yyyy) 01/01/2027	
Utility of Service Promesa Commons (Boiler WH)	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Electric Heat Pump	$21.00	$21.00	$28.00			
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric	$7.00	$7.00	$7.00			
Other Electric		$28.00	$28.00	$35.00			
Air Conditioning		$19.00	$19.00	$26.00			
Water Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge $0.08		$1.00	$1.00	$1.00			
Range/Microwave							
Refrigerator							

Actual Family Allowances- May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	

Seal of Certified Compliance® 2026 ResidentLife Utility Allowances

adapted from form HUD-52667
(04/2023)

Group A

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authority of the City & County of Fresno, CA**		Unit Type: **Apartment - Building 2**				Date (mm/dd/yyyy) 01/01/2027	
Utility of Service Promesa Commons	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Electric Heat Pump			$28.00	$33.00		
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric			$7.00	$8.00		
Other Electric				$33.00	$38.00		
Air Conditioning				$26.00	$31.00		
Water Heating	Natural Gas						
	Bottle Gas						
	Electric			$30.00	$38.00		
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge $0.08				$1.00	$1.00		
Range/Microwave							
Refrigerator							

Actual Family Allowances- May be used by the family to compute allowance while searching for a unit.	Utility/Service/Appliance	Allowance
	Heating	
Head of Household Name	Cooking	
	Other Electric	
	Air Conditioning	
Unit Address	Water Heating	
	Water	
	Sewer	
	Trash Collection	
	Other	
Number of Bedrooms	Range/Microwave	
	Refrigerator	
	Total	

Seal of Certified Compliance 2026 ResidentLife Utility Allowances

adapted from form HUD-52667
(04/2023)

Group A

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authorities of the City & County of Fresno, CA**		Unit Type: **Apartment**				Date (mm/dd/yyyy) 01/01/2027	
Utility of Service Parc Grove Commons Northwest	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas		$13.00	$17.00	$20.00	$23.00	
	Bottle Gas						
	Electric						
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas		$4.00	$4.00	$6.00	$6.00	
	Bottle Gas						
	Electric						
Other Electric			$50.00	$60.00	$70.00	$79.00	
Air Conditioning			$17.00	$22.00	$27.00	$32.00	
Water Heating	Natural Gas		$16.00	$20.00	$22.00	$26.00	
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge $0.08			$1.00	$1.00	$1.00	$1.00	
Other specify: Natural Gas Charge -$3.86			-$4.00	-$4.00	-$4.00	-$4.00	
Range /Microwave							
Refrigerator							

Actual Family Allowances-May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	

Seal of Certified Compliance® 2026 ResidentLife Utility Allowances

adapted from form HUD-52667
(04/2023)

Group A

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authority of the City & County of Fresno, CA**		Unit Type: **Apartment**				Date (mm/dd/yyyy) 01/01/2027	
Utility of Service Avalon Commons Phase I	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Electric Heat Pump		$46.00	$54.00	$60.00		
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric		$7.00	$7.00	$8.00		
Other Electric			$48.00	$54.00	$61.00		
Air Conditioning			$33.00	$49.00	$53.00		
Water Heating	Natural Gas						
	Bottle Gas						
	Electric		$29.00	$38.00	$45.00		
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge $0.08			$1.00	$1.00	$1.00		
Range/Microwave							
Refrigerator							

Actual Family Allowances- May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	

adapted from form HUD-52667
(04/2023)

The Nelrod Company 8/2026 Update

Group A

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authority of the City & County of Fresno, CA**		Unit Type: **Apartment - Building 3**				Date (mm/dd/yyyy) 01/01/2027	
Utility of Service Manzanilla Commons	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Electric Heat Pump				$31.00		
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric				$8.00		
Other Electric					$39.00		
Air Conditioning					$20.00		
Water Heating	Natural Gas						
	Bottle Gas						
	Electric				$47.00		
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge $0.08					$1.00		
Range/Microwave							
Refrigerator							

Actual Family Allowances- May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	

Seal of Certified Compliance 2026 ResidentLife Utility Allowances

adapted from form HUD-52667
(04/2023)

Group A

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authority of the City & County of Fresno, CA**		Unit Type: **Apartment - Building 1 and Building 2**				Date (mm/dd/yyyy) 01/01/2027	
Utility of Service Manzanilla Commons (Boiler WH)	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Electric Heat Pump	$10.00	$13.00	$16.00			
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric	$7.00	$7.00	$7.00			
Other Electric		$19.00	$23.00	$29.00			
Air Conditioning		$6.00	$6.00	$9.00			
Water Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge $0.08		$1.00	$1.00	$1.00			
Range/Microwave							
Refrigerator							

Actual Family Allowances- May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	

adapted from form HUD-52667
(04/2023)

HOUSING AUTHORITY OF THE CITY & COUNTY OF FRESNO, CA

PUBLIC HOUSING

CITY OF FRESNO

PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1

UPDATE 2026

Building Type: Semi-Detached/Duplex

Sequoia Courts, Sierra Plaza, Fairview Heights, Sequoia Courts, Sierra Terrace, DeSoto II CA-06/02,03,04,05,06,07,26						
(EE Equip: Win,WH,CFL)	0BR	**1BR**	**2BR**	**3BR**	**4BR**	**5BR**
Monthly Average Totals (Electric, Natural Gas)		**$64.00**	**$76.00**	**$90.00**	**$104.00**	**$125.00**

Building Type: Detached House

Sierra Plaza, HOP CA-06/03, 17, 23, 25						
(EE Equip: Win,WH,Ins,CFL)	0BR	1BR	2BR	**3BR**	**4BR**	5BR
Monthly Average Totals (Electric, Natural Gas)				**$105.00**	**$101.00**	

A monthly average cost of the summer and winter adjustments were used for the electric & natural gas total costs.

L&A= Lights & Appliances
H= Space Heating
WH= Water Heating
C= Cooking

EE Equip= Energy Efficient Equipment
Win= Windows
Ins= Insulation
CFL= 100% Fluorescent Lighting

HOUSING AUTHORITY OF THE CITY & COUNTY OF FRESNO, CA

PUBLIC HOUSING

COUNTY OF FRESNO

PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 2

UPDATE 2026

Building Type: Row House/Townhouse & Semi-Detached/Duplex

Sunset Terrace, Cazares Terrace I, Helsem Terrace, Mendoza Terrace I, Taylor Terrace, Marcelli Terrace, Mendoza Terrace II, Del Rey, Firebaugh Elderly, Laton Apartments, San Joaquin, Biola Apartments, Pinedale Apartments II, Cardella Courts, Pinedale Apartments, DeSoto Gardens CA-28/03,06,07,08,10,11,12,18,19,20,21,22,24,33						
(EE Equip: Win,H,Ins,CFL)	**0BR**	**1BR**	**2BR**	**3BR**	**4BR**	5BR
Monthly Average Totals (Electric, Natural Gas)	**$68.00**	**$65.00**	**$75.00**	**$88.00**	**$101.00**	

Building Type: Detached House

Mendoza Terrace II, Sunset Terrace, Del Rey, Laton Apartments, San Joaquin Apartments, Pinedale Apartments II, Pinedale Apartments, HOP CA-28/12,13,17,18,20,28,34 21,24,32						
(EE Equip: Win,H,Ins,CFL)	0BR	1BR	2BR	**3BR**	**4BR**	**5BR**
Monthly Average Totals (Electric, Natural Gas)				**$109.00**	**$108.00**	**$131.00**

A monthly average cost of the summer and winter adjustments were used for the electric & natural gas total costs.

L&A= Lights & Appliances
H= Space Heating
WH= Water Heating
C= Cooking

EE Equip= Energy Efficient Equipment
Win= Windows
Ins= Insulation
CFL= 100% Fluorescent Lighting

Individual Relief

Medical Equipment Allowances

Electric Provider: Pacific Gas & Electric

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.211946	$47.00
Nebulizer	2	75	5	0.211946	$1.00
Electric Hospital Bed	0.2	200	1	0.211946	$1.00
Alternating Pressure Pad	24	70	52	0.211946	$11.00
Low Air-Loss Mattress	24	120	89	0.211946	$19.00
Power Wheelchair/Scooter	3	360	33	0.211946	$7.00
Feeding Tube Pump	24	120	89	0.211946	$19.00
CPAP Machine	10	30	9	0.211946	$2.00
Leg Compression Pump	24	30	22	0.211946	$5.00
Dialysis Machine/Equipment	2	710	44	0.211946	$9.00

Oxygen Concentrator

Use per day varies, assume 12-14 hours a day.
The 5-Liter model uses 400 W, the 3-Liter model uses 320 W.

Nebulizer

A medicine delivery system used mostly for pediatric care.
Used 4-6 times a day for 20 minutes at a time at 75W.

Semi/Fully Electric Hospital Bed

Use depends on adjustments. 200 W.

Alternating Pressure Pad

An air-filled mattress overlay.
Used 24 hours a day for someone who is bed-ridden.

Low Air-Loss Mattress

Takes the place of mattress - air -filled pressurized mattress.
Cycles air around every 15-20 minutes.

Power Wheelchairs and Scooters

Need to be charged approximately 8 hours every 3 days.
Batteries are 120 V, 3 Amp, 360 W.

Feeding Tube Pump *(Continuous Feed)*

A pump delivers a constant amount of formula throughout the day or night.

CPAP Machine

Used for Sleep Apnea. Machines run only at night for people who have a tendency to stop breathing at night. At maximum pressure use is 40 Watts. On average - 30 Watts.

Leg Compression Pump

Provides intensive compression therapy. Use varies, generally from 8-24 hours daily.

Dialysis Machine/Equipment *(Small/Portable)*

Filters a patient's blood to remove excess water and waste products. Used 2 hours daily.

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authorities of The City & County of Fresno, CA**		Unit Type: **Multi-Family (Apartment)**				Date (mm/dd/yyyy) 01/01/2027	
Utility of Service	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas ***(PG&E)*** ***(Includes Climate Credit)***	$24.00	$28.00	$32.00	$36.00	$40.00	$44.00
	Natural Gas ***(SoCal Gas)*** ***(Includes Climate Credit)***	$22.00	$24.00	$27.00	$29.00	$32.00	$34.00
	Bottle Gas	$40.00	$46.00	$54.00	$59.00	$65.00	$70.00
	Electric	$19.00	$23.00	$28.00	$34.00	$40.00	$46.00
	Electric Heat Pump	$17.00	$20.00	$23.00	$26.00	$29.00	$32.00
	Fuel Oil						
Cooking	Natural Gas ***(avg)***	$5.00	$5.00	$8.00	$10.00	$13.00	$14.00
	Bottle Gas	$8.00	$8.00	$13.00	$19.00	$24.00	$27.00
	Electric	$9.00	$10.00	$15.00	$19.00	$24.00	$28.00
Other Electric	***(Includes Climate Credit)***	$33.00	$39.00	$54.00	$69.00	$84.00	$103.00
Air Conditioning		$18.00	$21.00	$29.00	$37.00	$46.00	$54.00
Water Heating	Natural Gas ***(avg)***	$10.00	$11.00	$16.00	$21.00	$27.00	$32.00
	Bottle Gas	$19.00	$22.00	$30.00	$38.00	$51.00	$59.00
	Electric	$20.00	$24.00	$30.00	$37.00	$43.00	$50.00
	Fuel Oil						
Water		**See Attached Water, Sewer, & Trash Collection Schedule**					
Sewer							
Trash Collection							
Range/Microwave		$15.00	$15.00	$15.00	$15.00	$15.00	$15.00
Refrigerator		$16.00	$16.00	$16.00	$16.00	$16.00	$16.00

Actual Family Allowances-May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	

Seal of Certified Compliance® 2026 ResidentLife Utility Allowances

adapted from form HUD-52667
(04/2023)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authorities of The City & County of Fresno, CA**		Unit Type: **Multi-Family (Apartment)**				Date (mm/dd/yyyy) 01/01/2027	
Utility of Service	**Fuel Type**	**6 BR**	**7 BR**				
Heating	Natural Gas ***(PG&E)*** ***(Includes Climate Credit)***	$48.00	$52.00				
	Natural Gas ***(SoCal Gas)*** ***(Includes Climate Credit)***	$37.00	$39.00				
	Bottle Gas	$75.00	$83.00				
	Electric	$50.00	$53.00				
	Electric Heat Pump	$34.00	$37.00				
	Fuel Oil						
Cooking	Natural Gas ***(avg)***	$16.00	$18.00				
	Bottle Gas	$30.00	$32.00				
	Electric	$31.00	$33.00				
Other Electric	***(Includes Climate Credit)***	$112.00	$122.00				
Air Conditioning		$58.00	$62.00				
Water Heating	Natural Gas ***(avg)***	$35.00	$39.00				
	Bottle Gas	$65.00	$70.00				
	Electric	$54.00	$57.00				
	Fuel Oil						
Water		**See Attached Water, Sewer, & Trash Collection Schedule**					
Sewer							
Trash Collection							
Range /Microwave		$15.00	$15.00				
Refrigerator		$16.00	$16.00				

Actual Family Allowances-May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range /Microwave	
Refrigerator	
Total	

Seal of Certified Compliance® 2026 ResidentLife Utility Allowances

adapted from form HUD-52667
(04/2023)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authorities of The City & County of Fresno, CA**		Unit Type **Single-Family (Detached House)**				Date (mm/dd/yyyy) 01/01/2027	
Utility of Service	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas ***(PG&E)*** ***(Includes Climate Credit)***	$36.00	$42.00	$48.00	$52.00	$58.00	$64.00
	Natural Gas ***(SoCal Gas)*** ***(Includes Climate Credit)***	$29.00	$33.00	$37.00	$39.00	$43.00	$47.00
	Bottle Gas	$59.00	$67.00	$75.00	$83.00	$91.00	$100.00
	Electric	$40.00	$47.00	$54.00	$60.00	$67.00	$75.00
	Electric Heat Pump	$24.00	$28.00	$33.00	$37.00	$41.00	$45.00
	Fuel Oil						
Cooking	Natural Gas ***(avg)***	$5.00	$5.00	$8.00	$10.00	$13.00	$14.00
	Bottle Gas	$8.00	$8.00	$13.00	$19.00	$24.00	$27.00
	Electric	$9.00	$10.00	$15.00	$19.00	$24.00	$28.00
Other Electric	***(Includes Climate Credit)***	$48.00	$57.00	$79.00	$105.00	$133.00	$161.00
Air Conditioning		$14.00	$16.00	$37.00	$57.00	$77.00	$98.00
Water Heating	Natural Gas ***(avg)***	$13.00	$14.00	$21.00	$27.00	$34.00	$40.00
	Bottle Gas	$24.00	$27.00	$38.00	$51.00	$62.00	$73.00
	Electric	$25.00	$29.00	$38.00	$46.00	$54.00	$62.00
	Fuel Oil						
Water		**See Attached Water, Sewer & Trash Collection Schedule**					
Sewer							
Trash Collection							
Range /Microwave		$15.00	$15.00	$15.00	$15.00	$15.00	$15.00
Refrigerator		$16.00	$16.00	$16.00	$16.00	$16.00	$16.00

Actual Family Allowances-May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range / Microwave	
Refrigerator	
Total	

adapted from form HUD-52667
(04/2023)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authorities of The City & County of Fresno, CA**		Unit Type **Single-Family (Detached House)**				Date (mm/dd/yyyy) 01/01/2027	
Utility of Service	**Fuel Type**	**6 BR**	**7 BR**				
Heating	Natural Gas ***(PG&E)*** ***(Includes Climate Credit)***	$70.00	$76.00				
	Natural Gas ***(SoCal Gas)*** ***(Includes Climate Credit)***	$50.00	$54.00				
	Bottle Gas	$108.00	$118.00				
	Electric	$82.00	$89.00				
	Electric Heat Pump	$49.00	$52.00				
	Fuel Oil						
Cooking	Natural Gas ***(avg)***	$16.00	$18.00				
	Bottle Gas	$30.00	$32.00				
	Electric	$31.00	$33.00				
Other Electric	***(Includes Climate Credit)***	$175.00	$189.00				
Air Conditioning		$106.00	$113.00				
Water Heating	Natural Gas ***(avg)***	$44.00	$48.00				
	Bottle Gas	$78.00	$86.00				
	Electric	$67.00	$72.00				
	Fuel Oil						
Water		**See Attached Water, Sewer & Trash Collection Schedule**					
Sewer							
Trash Collection							
Range /Microwave		$15.00	$15.00				
Refrigerator		$16.00	$16.00				

Actual Family Allowances-May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range / Microwave	
Refrigerator	
Total	

Seal of Certified Compliance® 2026 ResidentLife Utility Allowances

adapted from form HUD-52667
(04/2023)

Reasonable Accommodation
Medical Equipment Allowances

Electric Provider: Pacific Gas & Electric (wtd avg)

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.211946	$47.00
Nebulizer	2	75	5	0.211946	$1.00
Electric Hospital Bed	0.2	200	1	0.211946	$1.00
Alternating Pressure Pad	24	70	52	0.211946	$11.00
Low Air-Loss Mattress	24	120	89	0.211946	$19.00
Power Wheelchair/Scooter	3	360	33	0.211946	$7.00
Feeding Tube Pump	24	120	89	0.211946	$19.00
CPAP Machine	10	30	9	0.211946	$2.00
Leg Compression Pump	24	30	22	0.211946	$5.00
Dialysis Machine/Equipment	2	710	44	0.211946	$9.00

Oxygen Concentrator
Use per day varies, assume 12-14 hours a day. The 5-Liter model uses 400 W, the 3-Liter model uses 320 W.

Nebulizer
A medicine delivery system used mostly for pediatric care.Used 4-6 times a day for 20 minutes at a time at 75W.

Semi/Fully Electric Hospital Bed
Use depends on adjustments. 200 W.

Alternating Pressure Pad
An air-filled mattress overlay. Used 24 hours a day for someone who is bed-ridden.

Low Air-Loss Mattress
Takes the place of mattress - air -filled pressurized mattress.Cycles air around every 15-20 minutes.

Power Wheelchairs and Scooters
Need to be charged approximately 8 hours every 3 days. Batteries are 120 V, 3 Amp, 360 W.

Feeding Tube Pump *(Continuous Feed)*
A pump delivers a constant amount of formula throughout the day or night.

CPAP Machine
For Sleep Apnea. Runs only at night for people who have a tendency to stop breathing at night. At maximum pressure use is 40 Watts. On average - 30 Watts

Leg Compression Pump
Provides intensive compression therapy. Use varies, generally from 8-24 hours daily.

Dialysis Machine/Equipment *(Small/Portable)*
Filters a patient's blood to remove excess water and waste products. Used 2 hours daily.

Group B

		Apartment (Multi-Family)																Apartment (Multi-Family)													
Utility or Service		0				1				2				3				4				5				6				7			
		1/2026	1/2027	Diff.	% Chg.	1/2026	1/2027	Diff.	% Chg.	1/2026	1/2027	Diff.	% Chg.	1/2026	1/2027	Diff.	% Chg.	1/2026	1/2027	Diff.	% Chg.	1/2026	1/2027	Diff.	% Chg.	1/2026	1/2027	Diff.	% Chg.	1/2026	1/2027	Diff.	% Chg.
Heating	a PGE Natural Gas (includes climate credit)	$24	$24	$0	0.0%	$28	$28	$0	0.0%	$32	$32	$0	0.0%	$36	$36	$0	0.0%	$40	$40	$0	0.0%	$44	$44	$0	0.0%	$48	$48	$0	0.0%	$53	$52	($1)	(1.9%)
	a SoCal Gas Natural Gas (includes monthly charge)	$23	$22	($1)	(4.3%)	$25	$24	($1)	(4.0%)	$28	$27	($1)	(3.6%)	$31	$29	($2)	(6.5%)	$33	$32	($1)	(3.0%)	$36	$34	($2)	(5.6%)	$38	$37	($1)	(2.6%)	$41	$39	($2)	(4.9%)
	b Bottle Gas/Propane	$63	$40	($23)	(36.5%)	$71	$46	($25)	(35.2%)	$84	$54	($30)	(35.7%)	$92	$59	($33)	(35.9%)	$101	$65	($36)	(35.6%)	$109	$70	($39)	(35.8%)	$117	$75	($42)	(35.9%)	$130	$83	($47)	(36.2%)
	c Electric	$36	$19	($17)	(47.2%)	$42	$23	($19)	(45.2%)	$53	$28	($25)	(47.2%)	$64	$34	($30)	(46.9%)	$75	$40	($35)	(46.7%)	$87	$46	($41)	(47.1%)	$93	$50	($43)	(46.2%)	$100	$53	($47)	(47.0%)
	d Electric Heat Pump	$31	$17	($14)	(45.2%)	$37	$20	($17)	(45.9%)	$43	$23	($20)	(46.5%)	$49	$26	($23)	(46.9%)	$54	$29	($25)	(46.3%)	$60	$32	($28)	(46.7%)	$64	$34	($30)	(46.9%)	$69	$37	($32)	(46.4%)
	e Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cooking	a Natural Gas (average)	$5	$5	$0	0.0%	$5	$5	$0	0.0%	$8	$8	$0	0.0%	$10	$10	$0	0.0%	$13	$13	$0	0.0%	$15	$14	($1)	(6.7%)	$16	$16	$0	0.0%	$18	$18	$0	0.0%
	b Bottle Gas/Propane	$13	$8	($5)	(38.5%)	$13	$8	($5)	(38.5%)	$21	$13	($8)	(38.1%)	$29	$19	($10)	(34.5%)	$38	$24	($14)	(36.8%)	$42	$27	($15)	(35.7%)	$46	$30	($16)	(34.8%)	$50	$32	($18)	(36.0%)
	c Electric	$16	$9	($7)	(43.8%)	$19	$10	($9)	(47.4%)	$28	$15	($13)	(46.4%)	$36	$19	($17)	(47.2%)	$45	$24	($21)	(46.7%)	$53	$28	($25)	(47.2%)	$58	$31	($27)	(46.6%)	$62	$33	($29)	(46.8%)
Other Electric (Climate Credit, Lights, & Appliances)		$51	$33	($18)	(35.3%)	$63	$39	($24)	(38.1%)	$91	$54	($37)	(40.7%)	$119	$69	($50)	(42.0%)	$147	$84	($63)	(42.9%)	$182	$103	($79)	(43.4%)	$201	$112	($89)	(44.3%)	$218	$122	($96)	(44.0%)
Air Conditioning		$34	$18	($16)	(47.1%)	$39	$21	($18)	(46.2%)	$55	$29	($26)	(47.3%)	$70	$37	($33)	(47.1%)	$85	$46	($39)	(45.9%)	$100	$54	($46)	(46.0%)	$108	$58	($50)	(46.3%)	$116	$62	($54)	(46.6%)
Water Heating	a Natural Gas	$10	$10	$0	0.0%	$12	$11	($1)	(8.3%)	$16	$16	$0	0.0%	$21	$21	$0	0.0%	$28	$27	($1)	(3.6%)	$33	$32	($1)	(3.0%)	$36	$35	($1)	(2.8%)	$40	$39	($1)	(2.5%)
	b Bottle Gas/Propane	$29	$19	($10)	(34.5%)	$34	$22	($12)	(35.3%)	$46	$30	($16)	(34.8%)	$59	$38	($21)	(35.6%)	$80	$51	($29)	(36.3%)	$92	$59	($33)	(35.9%)	$101	$65	($36)	(35.6%)	$109	$70	($39)	(35.8%)
	c Electric	$38	$20	($18)	(47.4%)	$44	$24	($20)	(45.5%)	$56	$30	($26)	(46.4%)	$69	$37	($32)	(46.4%)	$81	$43	($38)	(46.9%)	$93	$50	($43)	(46.2%)	$100	$54	($46)	(46.0%)	$108	$57	($51)	(47.2%)
	d Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Range / Microwave Tenant-purchasing/leasing		$11	$15	$4	36.4%	$11	$15	$4	36.4%	$11	$15	$4	36.4%	$11	$15	$4	36.4%	$11	$15	$4	36.4%	$11	$15	$4	36.4%	$11	$15	$4	36.4%	$11	$15	$4	36.4%
Refrigerator Tenant-purchasing/leasing		$12	$16	$4	33.3%	$12	$16	$4	33.3%	$12	$16	$4	33.3%	$12	$16	$4	33.3%	$12	$16	$4	33.3%	$12	$16	$4	33.3%	$12	$16	$4	33.3%	$12	$16	$4	33.3%

		Detached House (Single-Family)																Detached House (Single-Family)											
Utility or Service		0				1				2				3				4				5				6				7			
		1/2026	1/2027	Diff.	% Chg.	1/2026	1/2027	Diff.	% Chg.	1/2026	1/2027	Diff.	% Chg.	1/2026	1/2027	Diff.	% Chg.	1/2026	1/2027	Diff.	% Chg.	1/2026	1/2027	Diff.	% Chg.	1/2026	1/2027	Diff.	% Chg.	1/2026	1/2027	Diff.	% Chg.
Heating	a PGE Natural Gas (includes climate credit)	$36	$36	$0	0.0%	$42	$42	$0	0.0%	$48	$48	$0	0.0%	$53	$52	($1)	(1.9%)	$59	$58	($1)	(1.7%)	$65	$64	($1)	(1.5%)	$71	$70	($1)	(1.4%)	$78	$76	($2)	(2.6%)
	a SoCal Gas Natural Gas (includes monthly charge)	$31	$29	($2)	(6.5%)	$35	$33	($2)	(5.7%)	$38	$37	($1)	(2.6%)	$41	$39	($2)	(4.9%)	$45	$43	($2)	(4.4%)	$49	$47	($2)	(4.1%)	$53	$50	($3)	(5.7%)	$57	$54	($3)	(5.3%)
	b Bottle Gas/Propane	$92	$59	($33)	(35.9%)	$105	$67	($38)	(36.2%)	$117	$75	($42)	(35.9%)	$130	$83	($47)	(36.2%)	$142	$91	($51)	(35.9%)	$155	$100	($55)	(35.5%)	$168	$108	($60)	(35.7%)	$184	$118	($66)	(35.9%)
	c Electric	$75	$40	($35)	(46.7%)	$88	$47	($41)	(46.6%)	$100	$54	($46)	(46.0%)	$113	$60	($53)	(46.9%)	$125	$67	($58)	(46.4%)	$140	$75	($65)	(46.4%)	$154	$82	($72)	(46.8%)	$167	$89	($78)	(46.7%)
	d Electric Heat Pump	$44	$24	($20)	(45.5%)	$52	$28	($24)	(46.2%)	$62	$33	($29)	(46.8%)	$70	$37	($33)	(47.1%)	$77	$41	($36)	(46.8%)	$85	$45	($40)	(47.1%)	$92	$49	($43)	(46.7%)	$98	$52	($46)	(46.9%)
	e Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cooking	a Natural Gas (average)	$5	$5	$0	0.0%	$5	$5	$0	0.0%	$8	$8	$0	0.0%	$10	$10	$0	0.0%	$13	$13	$0	0.0%	$15	$14	($1)	(6.7%)	$16	$16	$0	0.0%	$18	$18	$0	0.0%
	b Bottle Gas/Propane	$13	$8	($5)	(38.5%)	$13	$8	($5)	(38.5%)	$21	$13	($8)	(38.1%)	$29	$19	($10)	(34.5%)	$38	$24	($14)	(36.8%)	$42	$27	($15)	(35.7%)	$46	$30	($16)	(34.8%)	$50	$32	($18)	(36.0%)
	c Electric	$16	$9	($7)	(43.8%)	$19	$10	($9)	(47.4%)	$28	$15	($13)	(46.4%)	$36	$19	($17)	(47.2%)	$45	$24	($21)	(46.7%)	$53	$28	($25)	(47.2%)	$58	$31	($27)	(46.6%)	$62	$33	($29)	(46.8%)
Other Electric (Climate Credit, Lights, & Appliances)		$80	$48	($32)	(40.0%)	$96	$57	($39)	(40.6%)	$138	$79	($59)	(42.8%)	$187	$105	($82)	(43.9%)	$239	$133	($106)	(44.4%)	$291	$161	($130)	(44.7%)	$319	$175	($144)	(45.1%)	$344	$189	($155)	(45.1%)
Air Conditioning		$26	$14	($12)	(46.2%)	$31	$16	($15)	(48.4%)	$69	$37	($32)	(46.4%)	$107	$57	($50)	(46.7%)	$145	$77	($68)	(46.9%)	$183	$98	($85)	(46.4%)	$198	$106	($92)	(46.5%)	$212	$113	($99)	(46.7%)
Water Heating	a Natural Gas	$13	$13	$0	0.0%	$15	$14	($1)	(6.7%)	$21	$21	$0	0.0%	$28	$27	($1)	(3.6%)	$35	$34	($1)	(2.9%)	$41	$40	($1)	(2.4%)	$45	$44	($1)	(2.2%)	$49	$48	($1)	(2.0%)
	b Bottle Gas/Propane	$38	$24	($14)	(36.8%)	$42	$27	($15)	(35.7%)	$59	$38	($21)	(35.6%)	$80	$51	($29)	(36.3%)	$96	$62	($34)	(35.4%)	$113	$73	($40)	(35.4%)	$122	$78	($44)	(36.1%)	$134	$86	($48)	(35.8%)
	c Electric	$47	$25	($22)	(46.8%)	$55	$29	($26)	(47.3%)	$71	$38	($33)	(46.5%)	$86	$46	($40)	(46.5%)	$101	$54	($47)	(46.5%)	$116	$62	($54)	(46.6%)	$125	$67	($58)	(46.4%)	$134	$72	($62)	(46.3%)
	d Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Range / Microwave Tenant-purchasing/leasing		$11	$15	$4	36.4%	$11	$15	$4	36.4%	$11	$15	$4	36.4%	$11	$15	$4	36.4%	$11	$15	$4	36.4%	$11	$15	$4	36.4%	$11	$15	$4	36.4%	$11	$15	$4	36.4%
Refrigerator Tenant-purchasing/leasing		$12	$16	$4	33.3%	$12	$16	$4	33.3%	$12	$16	$4	33.3%	$12	$16	$4	33.3%	$12	$16	$4	33.3%	$12	$16	$4	33.3%	$12	$16	$4	33.3%	$12	$16	$4	33.3%

Comparison of Previous and Current Utility Rates

SECTION 8 HCV PROGRAM

HOUSING AUTHORITIES OF

THE CITY & COUNTY OF FRESNO, CA

NOTE: Rates in bold print indicate changes and gray print indicates removal.

(We use the absolute value of the changes which gives us the percentage of change.
This is the best way to determine a 10% change in utility rates and charges.)

ELECTRIC

UPDATE 2026

Pacific Gas & Electric *(E-1 CARE)*		Rates		Difference	
Description	Measure	**9/2025**	**8/2026**	Amount	Percent
California Climate Credit* **Total Monthly Charges**	per month	-$9.71	**$0.08**	-$9.79	**101%**
Tier-1 Total Energy Charges (baseline)	per kwh	0.397118	**0.211946**	-0.185172	**-47%**
Tier-2 Total Energy Charges (101%-400%)	per kwh	0.497573	**0.264863**	-0.232710	**-47%**

Territory R. Baseline quantities remained the same. *Semi-annual climate credit changed from $58.23 to $36.18.
Summer: Jun-Sept (4), Baseline 17.7 (0-549), Winter: Oct-May (8), Baseline changed 10.4 (0-322).

NATURAL GAS

Pacific Gas & Electric *(G-1 CARE)*		Rates		Difference	
Description	Measure	**9/2025**	**8/2026**	Amount	Percent
California Climate Credit*	per month	-$5.59	**-$3.86**	-$1.73	**31%**
Tier-1 Total Energy Charges (baseline)	per therm	2.07899	**2.00598**	-0.07301	**-4%**
Tier-2 Total Energy Charges (excess)	per therm	2.49008	**2.40847**	-0.08161	**-4%**

Territory R. Baseline quantities remained the same. *Annual climate credit changed from $67.03 to $46.26
Summer: Apr - Oct (7), Baseline 0-11 (.36), Winter: Nov - Mar (5), Baseline Wtd Avg 0-45 (0-1.47)

Southern California Gas *(CARE GR)*		Rates		Difference	
Description	Measure	**9/2025**	**8/2026**	Amount	Percent
Total Monthly Charges	per month	$4.08	$4.08	$0.00	**0%**
Tier-1 Total Energy Charges (baseline)	per therm	1.32265	**1.24820**	-0.07445	**-6%**
Tier-2 Total Energy Charges. (excess)	per therm	1.34558	**1.63181**	0.28623	**22%**

Climate Zone 2 Summer: May - Oct (6), Baseline 0-13 (.424), Winter: Nov - Apr (6), Baseline Wtd Avg 0-43 (1.40)

BOTTLE GAS/PROPANE

Ferrellgas		Rates		Difference	
Description	Measure	**9/2025**	**8/2026**	Amount	Percent
Fuel Rate	per gallon	$4.41	**$3.11**	-$1.30	**-30%**

Suburban Propane		Rates		Difference	
Description	Measure	**9/2025**	**8/2026**	Amount	Percent
Fuel Rate	per gallon	$3.97	**$2.27**	-$1.70	**-43%**

Average Propane Fuel Rate	per gallon	$4.19	**$2.69**	-$1.50	**-36%**

HOUSING AUTHORITIES OF THE CITY & COUNTY OF FRESNO, CA

Water, Sewer and Trash Collection

Section 8 HCV Utility Allowances

All Building Types

		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Biola Community Services District	Water	$35.00	$36.00	$42.00	$48.00	$53.00	$59.00
	Sewer	$60.00	$60.00	$60.00	$60.00	$60.00	$60.00
	Trash	$36.00	$36.00	$36.00	$36.00	$36.00	$36.00
California Waste Service Waste Management *(Selma)*	Water	$31.00	$31.00	$35.00	$41.00	$48.00	$54.00
	Trash	$33.00	$33.00	$33.00	$33.00	$33.00	$33.00
Caruthers Community Services District Mid Valley Disposal	Water	$50.00	$50.00	$50.00	$50.00	$50.00	$50.00
	Sewer	$49.00	$49.00	$49.00	$49.00	$49.00	$49.00
	Trash	$51.00	$51.00	$51.00	$51.00	$51.00	$51.00
City of Clovis	Water	$32.00	$32.00	$34.00	$35.00	$37.00	$39.00
	Sewer	$66.00	$66.00	$66.00	$66.00	$66.00	$66.00
	Trash	$59.00	$59.00	$59.00	$59.00	$59.00	$59.00
City of Coalinga	Water	$44.00	$45.00	$49.00	$53.00	$57.00	$62.00
	Sewer	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00
	Trash	$38.00	$38.00	$38.00	$38.00	$38.00	$38.00
Del Rey Community Services District	Water	$62.00	$62.00	$68.00	$74.00	$81.00	$87.00
	Sewer	$69.00	$69.00	$69.00	$83.00	$97.00	$111.00
	Trash	$33.00	$33.00	$33.00	$33.00	$33.00	$33.00
City of Firebaugh (Multi-Family)	Water	$26.00	$26.00	$29.00	$33.00	$36.00	$39.00
	Sewer	$58.00	$58.00	$58.00	$58.00	$58.00	$58.00
City of Firebaugh (Single-Family)	Water	$25.00	$25.00	$28.00	$31.00	$34.00	$37.00
	Sewer	$58.00	$58.00	$58.00	$58.00	$58.00	$58.00
	Trash	$30.00	$30.00	$30.00	$30.00	$30.00	$30.00
City of Fresno	Water	$22.00	$22.00	$26.00	$29.00	$33.00	$36.00
	Sewer	$26.00	$26.00	$26.00	$26.00	$26.00	$26.00
	Trash	$39.00	$39.00	$39.00	$39.00	$39.00	$39.00
City of Friant Western Solid Waste	Water	$99.00	$100.00	$105.00	$110.00	$115.00	$120.00
	Trash	$64.00	$64.00	$64.00	$64.00	$64.00	$64.00
City of Fowler	Water	$31.00	$31.00	$31.00	$31.00	$31.00	$31.00
	Trash	$65.00	$65.00	$65.00	$65.00	$65.00	$65.00
City of Huron	Water	$34.00	$34.00	$40.00	$48.00	$56.00	$64.00
	Sewer	$39.00	$39.00	$39.00	$39.00	$39.00	$39.00
	Trash	$27.00	$27.00	$27.00	$27.00	$27.00	$27.00
City of Kerman	Water	$43.00	$43.00	$45.00	$47.00	$49.00	$51.00
	Sewer *(MF)*	$37.00	$37.00	$37.00	$37.00	$37.00	$37.00
	Sewer *(SF)*	$43.00	$43.00	$43.00	$43.00	$43.00	$43.00
	Trash	$29.00	$29.00	$29.00	$29.00	$29.00	$29.00
City of Kingsburg	Water	$52.00	$52.00	$54.00	$56.00	$58.00	$60.00
	Trash	$40.00	$40.00	$40.00	$40.00	$40.00	$40.00
Laton Community Service District	Water	$44.00	$44.00	$46.00	$48.00	$50.00	$52.00
	Sewer	$51.00	$51.00	$51.00	$51.00	$51.00	$51.00
	Trash	$29.00	$29.00	$29.00	$29.00	$29.00	$29.00

adapted from form HUD-52667 (04/2023)

The Nelrod Company 8/2026 Update

City of Mendota	Water	$58.00	$58.00	$58.00	$58.00	$58.00	$58.00
	Sewer	$38.00	$38.00	$38.00	$38.00	$38.00	$38.00
	Trash	$29.00	$29.00	$29.00	$29.00	$29.00	$29.00
Olympic Valley Public Services District	Water *(MF)*	$95.00	$96.00	$112.00	$127.00	$142.00	$158.00
	Sewer *(MF)*	$57.00	$57.00	$57.00	$57.00	$57.00	$57.00
	Water *(SF)*	$136.00	$137.00	$147.00	$157.00	$167.00	$176.00
	Sewer *(SF)*	$74.00	$74.00	$74.00	$74.00	$74.00	$74.00
	Trash	$64.00	$64.00	$64.00	$64.00	$64.00	$64.00
City of Orange Cove	Water	$45.00	$45.00	$51.00	$56.00	$61.00	$66.00
	Sewer *(MF)*	$43.00	$43.00	$43.00	$43.00	$43.00	$43.00
	Sewer *(SF)*	$49.00	$49.00	$49.00	$49.00	$49.00	$49.00
	Trash	$26.00	$26.00	$26.00	$26.00	$26.00	$26.00
City of Parlier	Water *(MF)*	$47.00	$48.00	$52.00	$57.00	$62.00	$67.00
	Water *(SF)*	$37.00	$38.00	$42.00	$46.00	$49.00	$53.00
	Sewer	$40.00	$40.00	$40.00	$40.00	$40.00	$40.00
	Trash	$31.00	$31.00	$31.00	$31.00	$31.00	$31.00
Pinedale County Water District	Water *(MF)*	$24.00	$24.00	$24.00	$24.00	$24.00	$24.00
	Water *(SF)*	$32.00	$32.00	$32.00	$32.00	$32.00	$32.00
	Sewer	$27.00	$27.00	$27.00	$27.00	$27.00	$27.00
	Trash	$42.00	$42.00	$42.00	$42.00	$42.00	$42.00
City of Reedley (Multi-Family)	Water	$54.00	$55.00	$57.00	$59.00	$61.00	$63.00
	Sewer	$52.00	$53.00	$64.00	$76.00	$87.00	$99.00
	Trash	$32.00	$32.00	$32.00	$32.00	$32.00	$32.00
City of Reedley (Single-Family)	Water	$54.00	$55.00	$57.00	$59.00	$61.00	$63.00
	Sewer	$64.00	$64.00	$64.00	$64.00	$64.00	$64.00
	Trash	$32.00	$32.00	$32.00	$32.00	$32.00	$32.00
Riverdale Public Utility District	Water	$48.00	$48.00	$51.00	$54.00	$57.00	$60.00
	Sewer	$54.00	$54.00	$54.00	$54.00	$54.00	$54.00
	Trash	$31.00	$31.00	$31.00	$31.00	$31.00	$31.00
City of Sanger (Multi-Family)	Water	$19.00	$19.00	$21.00	$22.00	$24.00	$26.00
	Sewer	$36.00	$36.00	$36.00	$40.00	$40.00	$40.00
	Trash	$30.00	$30.00	$30.00	$30.00	$30.00	$30.00
City of Sanger (Single-Family)	Water	$17.00	$17.00	$18.00	$20.00	$21.00	$23.00
	Sewer	$36.00	$36.00	$36.00	$40.00	$40.00	$40.00
	Trash	$30.00	$30.00	$30.00	$30.00	$30.00	$30.00
City of San Joaquin	Water	$59.00	$60.00	$62.00	$63.00	$65.00	$67.00
	Sewer	$55.00	$55.00	$55.00	$55.00	$55.00	$55.00
	Trash	$13.00	$13.00	$13.00	$13.00	$13.00	$13.00
Tranquility Irrigation District	Water	$33.00	$33.00	$33.00	$33.00	$33.00	$33.00



adapted from form HUD-52667
(04/2023)

HOUSING AUTHORITIES OF THE CITY & COUNTY OF FRESNO, CA

Water, Sewer and Trash Collection

Section 8 HCV Utility Allowances

All Building Types

		Monthly Dollar Allowances					
		6 BR	**7 BR**				
Biola Community Services District	Water	$63.00	$67.00				
	Sewer	$60.00	$60.00				
	Trash	$36.00	$36.00				
California Waste Service Waste Management *(Selma)*	Water	$58.00	$62.00				
	Trash	$33.00	$33.00				
Caruthers Community Services District Mid Valley Disposal	Water	$50.00	$50.00				
	Sewer	$49.00	$49.00				
	Trash	$51.00	$51.00				
City of Clovis	Water	$40.00	$41.00				
	Sewer	$66.00	$66.00				
	Trash	$59.00	$59.00				
City of Coalinga	Water	$65.00	$67.00				
	Sewer	$25.00	$25.00				
	Trash	$38.00	$38.00				
Del Rey Community Services District	Water	$91.00	$95.00				
	Sewer	$120.00	$130.00				
	Trash	$33.00	$33.00				
City of Firebaugh (Multi-Family)	Water	$41.00	$43.00				
	Sewer	$58.00	$58.00				
City of Firebaugh (Single-Family)	Water	$39.00	$41.00				
	Sewer	$58.00	$58.00				
	Trash	$30.00	$30.00				
City of Fresno	Water	$39.00	$41.00				
	Sewer	$26.00	$26.00				
	Trash	$39.00	$39.00				
City of Friant Western Solid Waste	Water	$124.00	$127.00				
	Trash	$64.00	$64.00				
City of Fowler	Water	$35.00	$40.00				
	Trash	$65.00	$65.00				
City of Huron	Water	$70.00	$75.00				
	Sewer	$39.00	$39.00				
	Trash	$27.00	$27.00				
City of Kerman	Water	$53.00	$54.00				
	Sewer *(MF)*	$37.00	$37.00				
	Sewer *(SF)*	$43.00	$0.00				
	Trash	$29.00	$29.00				

adapted from form HUD-52667
(04/2023)

City of Kingsburg	Water	$61.00	$63.00				
	Trash	$40.00	$40.00				
Laton Community Service District	Water	$53.00	$55.00				
	Sewer	$51.00	$51.00				
	Trash	$29.00	$29.00				
City of Mendota	Water	$58.00	$58.00				
	Sewer	$38.00	$38.00				
	Trash	$29.00	$29.00				
Olympic Valley Public Services District	Water *(MF)*	$168.00	$178.00				
	Sewer *(MF)*	$57.00	$57.00				
	Water *(SF)*	$190.00	$164.00				
	Sewer (*SF)*	$74.00	$74.00				
	Trash	$64.00	$64.00				
City of Orange Cove	Water	$70.00	$73.00				
	Sewer *(MF)*	$43.00	$43.00				
	Sewer (*SF)*	$49.00	$49.00				
	Trash	$26.00	$26.00				
City of Parlier	Water *(MF)*	$71.00	$74.00				
	Water *(SF)*	$56.00	$38.00				
	Sewer	$40.00	$40.00				
	Trash	$31.00	$31.00				
Pinedale County Water District	Water *(MF)*	$24.00	$24.00				
	Water *(SF)*	$32.00	$32.00				
	Sewer	$27.00	$27.00				
	Trash	$42.00	$42.00				
City of Reedley (Multi-Family)	Water	$65.00	$66.00				
	Sewer	$106.00	$114.00				
	Trash	$32.00	$32.00				
City of Reedley (Single-Family)	Water	$65.00	$66.00				
	Sewer	$64.00	$64.00				
	Trash	$32.00	$32.00				
Riverdale Public Utility District	Water	$62.00	$64.00				
	Sewer	$54.00	$54.00				
	Trash	$31.00	$31.00				
City of Sanger (Multi-Family)	Water	$27.00	$28.00				
	Sewer	$40.00	$40.00				
	Trash	$30.00	$30.00				
City of Sanger (Single-Family)	Water	$24.00	$25.00				
	Sewer	$40.00	$40.00				
	Trash	$30.00	$30.00				
City of San Joaquin	Water	$69.00	$70.00				
	Sewer	$55.00	$55.00				
	Trash	$13.00	$13.00				
Tranquility Irrigation District	Water	$33.00	$33.00				



adapted from form HUD-52667
(04/2023)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authority of the City & County of Fresno, CA**		Unit Type: **Apartment**				Date (mm/dd/yyyy) 01/01/2027	
Utility of Service Kerman Acres	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas				$22.00	$33.00	
	Bottle Gas						
	Electric						
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric				$8.00	$9.00	
Other Electric					$77.00	$101.00	
Air Conditioning					$23.00	$33.00	
Water Heating	Natural Gas				$16.00	$20.00	
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge $0.08					$1.00	$1.00	
Other specify: Natural Gas Charge -$3.86					-$4.00	-$4.00	
Range /Microwave							
Refrigerator							

Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	

Seal of Certified Compliance® 2026 ResidentLife Utility Allowances

adapted from form HUD-52667
(04/2023)

The Nelrod Company 8/2026 Update

Group B

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authority of the City & County of Fresno, CA**		Unit Type: **Apartment**				Date (mm/dd/yyyy) 01/01/2027	
Utility of Service Pacific Gardens	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas		$13.00	$15.00	$18.00		
	Bottle Gas						
	Electric						
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric		$7.00	$7.00	$8.00		
Other Electric			$49.00	$59.00	$69.00		
Air Conditioning			$15.00	$20.00	$26.00		
Water Heating	Natural Gas		$18.00	$20.00	$24.00		
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge $0.08			$1.00	$1.00	$1.00		
Other specify: Natural Gas Charge -$3.86			-$4.00	-$4.00	-$4.00		
Range /Microwave							
Refrigerator							

Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	

Seal of Certified Compliance® 2026 ResidentLife Utility Allowances

adapted from form HUD-52667
(04/2023)

Group B

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authority of the City & County of Fresno, CA**		Unit Type: **Row House/Townhouse**				Date (mm/dd/yyyy) 01/01/2027	
Utility of Service Yosemite Village	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas		$5.00	$21.00	$21.00	$23.00	
	Bottle Gas						
	Electric						
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas		$4.00	$4.00	$6.00	$6.00	
	Bottle Gas						
	Electric						
Other Electric			$50.00	$58.00	$68.00	$75.00	
Air Conditioning			$26.00	$37.00	$40.00	$44.00	
Water Heating	Natural Gas		$8.00	$12.00	$16.00	$20.00	
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge $0.08			$1.00	$1.00	$1.00	$1.00	
Other specify: Natural Gas Charge -$3.86			-$4.00	-$4.00	-$4.00	-$4.00	
Range /Microwave							
Refrigerator							

Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	

Seal of Certified Compliance® 2026 ResidentLife Utility Allowances

adapted from form HUD-52667
(04/2023)

Group B

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authority of the City & County of Fresno, CA**		Unit Type **Semi-Detached/Duplex (3-BR) & Detached House (4-BR)**				Date (mm/dd/yyyy) 01/01/2027	
Utility of Service Yosemite Village	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas				$40.00	$43.00	
	Bottle Gas						
	Electric						
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas				$6.00	$6.00	
	Bottle Gas						
	Electric						
Other Electric					$70.00	$83.00	
Air Conditioning					$38.00	$64.00	
Water Heating	Natural Gas				$24.00	$30.00	
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge $0.08					$1.00	$1.00	
Other specify: Natural Gas Charge -$3.86					-$4.00	-$4.00	
Range /Microwave							
Refrigerator							

Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range / Microwave	
Refrigerator	
Total	

Seal of Certified Compliance® 2026 ResidentLife Utility Allowances

adapted from form HUD-52667
(04/2023)

HOUSING AUTHORITY OF THE CITY & COUNTY OF FRESNO, CA

PUBLIC HOUSING UNITS

PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1

UPDATE 2026

Building Type: Apartment/Multi-Family

Parc Grove Commons II (EE Equip: Win,H,WH,Ins)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)		$45.00	$53.00	$64.00	$72.00	
Natural Gas (H,WH,C)		$17.00	$22.00	$30.00	$35.00	
Totals		**$62.00**	**$75.00**	**$94.00**	**$107.00**	

A monthly average cost of the summer and winter adjustments were used for the total costs.

L&A= Lights & Appliances
H= Space Heating
WH= Water Heating
C= Cooking

EE Equip= Energy Efficient Equipment
Win= Windows
Ins= Insulation

Note: Public Housing utility allowances are calculated similar to the method used by each utility provider. These allowances are not calculated by end use (like the Section 8 HCV Program), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA **Housing Authority of the City & County of Fresno, CA**		Unit Type: **Apartment**				Date (mm/dd/yyyy)	
Utility of Service **Parc Grove Commons II** **(Non-Public Housing units)**	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas		$9.00	$10.00	$13.00	$14.00	
	Bottle Gas						
	Electric						
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas		$4.00	$4.00	$6.00	$6.00	
	Bottle Gas						
	Electric						
Other Electric			$51.00	$59.00	$70.00	$77.00	
Air Conditioning			$16.00	$20.00	$24.00	$30.00	
Water Heating	Natural Gas		$8.00	$12.00	$14.00	$18.00	
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Other specify: Electric Charge $0.08			$1.00	$1.00	$1.00	$1.00	
Other specify: Natural Gas Charge -$3.86			-$4.00	-$4.00	-$4.00	-$4.00	
Range /Microwave							
Refrigerator							

Actual Family Allowances- May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	



adapted from form HUD-52667
(04/2023)

The Nelrod Company 8/2026 Update

BOARD MEMO

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

TO:	Boards of Commissioners	**AUTHOR:**	Eduardo Rodriguez
FROM:	Tyrone Roderick Williams, CEO		Senior Project Manager
MEETING DATE:	10/27/2026	**DEPARTMENT:**	Real Estate Development
AGENDA ITEM:	8f	**MEMO DATE:**	10/16/2026
SUBJECT:	Authorization to Relinquish and Release the Purchase Option with the City of Fresno for Sage Commons (Formerly Valley Inn)		

Executive Summary

The purpose of this memo is to seek approval for the Housing Authority of the City of Fresno, CA ("Fresno Housing" or "FH") to relinquish its rights under the Agreement for Purchase Option with the City of Fresno for the Sage Commons (aka Valley Inn Motel) property located at 933 N. Parkway Drive, Fresno, CA 93728 (APN 449-335-32). Approval would also authorize designated staff to execute and record the necessary documents to release the recorded agreement from the title.

Background Information

The Valley Inn Motel, also known as Sage Commons, consists of 107 motel rooms and common facilities on approximately 2.42 acres along the Parkway Drive corridor, near several of Fresno Housing's ("FH") Low-Income Housing Tax Credit (LIHTC) properties. The property was previously considered for potential collaboration with the City of Fresno in connection with the Parkway Master Planning efforts and affordable housing initiatives.

On March 5, 2021, FH entered into a Purchase and Sale Agreement ("PSA") with Naresh Patel and Ragini Patel for the potential acquisition of the property for $6,995,000, subject to FH Board approval. The PSA provided FH with site control while it evaluated the feasibility of potential redevelopment in collaboration with the City of Fresno. FH conducted preliminary due diligence, including appraisal, environmental review, and physical condition assessments.

In June 2021, the City of Fresno acquired the property through an assignment from HACF. In connection with the transaction, HACF and the City executed an Agreement for Purchase Option on June 21, 2021, which was recorded on July 2, 2021. The agreement provided for a potential future transfer of the property to HACF for nominal consideration if a viable permanent housing conversion plan was established.

In November 2021, the city pursued funding through the California Department of Housing and Community Development's ("HCD") Homekey Program, with Fresno Housing staff assisting with the application and scope of activities. The City of Fresno subsequently received an award from HCD for the project to fund the acquisition and rehab for interim emergency shelter operations. In 2025, the City of Fresno and a private developer jointly applied for funding under HCD's Homekey+ (plus) program to convert the property into permanent housing. During HCD's Homekey+ diligence review of the Preliminary Title Report, HCD identified the recorded Agreement for Purchase Option as an item

requiring resolution. HACF is therefore seeking approval to relinquish its rights under the agreement and execute the necessary documentation to release the recorded instrument from title, resolving the outstanding title issue. This will provide for the permanent housing conversion to proceed.

Recommendation

Staff recommends that the Board of Commissioners of Fresno Housing authorize HACF to relinquish its rights under the Agreement for Purchase Option with the City of Fresno, executed on June 21, 2021, and recorded on July 2, 2021, relating to the Valley Inn Motel property located at 933 N. Parkway Drive, Fresno, CA 93728 (APN 449-335-32); and further authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designees, to negotiate, execute, and record any releases, terminations, and other documents necessary or appropriate to relinquish HACF's rights under the Agreement for Purchase Option, remove the recorded instrument from title, and other necessary actions

Fiscal Impact

None.

Past Board Actions

- May 2021 - Approved the Agreement for Purchase Option between the Housing Authority of the City of Fresno, CA and the City of Fresno for the Valley Inn Motel property located at 933 N. Parkway Drive, Fresno, CA 93728 (APN 449-335-32).

RESOLUTION

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

RESOLUTION NO._____

BEFORE THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA

RESOLUTION AUTHORIZING THE RELINQUISHMENT AND RELEASE OF HACF'S RIGHTS UNDER THE AGREEMENT FOR PURCHASE OPTION WITH THE CITY OF FRESNO FOR REAL PROPERTY LOCATED AT 933 N PARKWAY FRESNO, CA 93728 (APN 449-335-32)

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

WHEREAS, the Agency desires to support housing opportunities for low- and moderate-income households within a variety of neighborhoods and to improve under-invested neighborhoods; and

WHEREAS, on March 5, 2021, the HACF entered into a Purchase and Sale Agreement ("PSA") with Naresh Patel and Ragini Patel ("the Seller") to acquire real property located at 933 N Parkway Drive, Fresno, California (APN: 449 335 32), for $6,995,000, subject to board approval; and

WHEREAS, the property, commonly known as the Valley Inn Motel is situated on 2.42 acres of land and comprised of 107 motel rooms and commons space; and

WHEREAS, in June 2021, the City of Fresno acquired the property through an assignment from HACF, and HACF and the City subsequently entered into an Agreement for Purchase Option providing for a potential future transfer of the property to HACF for nominal consideration if a viable permanent housing conversion plan was established; and

WHEREAS, the Agreement for Purchase Option was executed on June 21, 2021, and recorded on July 2, 2021; and

WHEREAS, the City of Fresno received funding through the California Department of Housing and Community Development ("HCD") Homekey+ program in 2026 for the property's redevelopment into permanent housing; and

WHEREAS, during HCD's Homekey+ diligence review of the Preliminary Title Report, HCD identified the recorded Agreement for Purchase Option as an item requiring resolution; and

RESOLUTION

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

WHEREAS, the Authority desires to relinquish its rights under the Agreement for Purchase Option and authorize the execution and recording of the necessary documents to release the recorded agreement from title.

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 the Project's financing and construction:

1. Authorizes HACF to relinquish its rights under the Agreement for Purchase Option with the City of Fresno, executed June 21, 2021, and recorded July 2, 2021, concerning the property located at 933 N. Parkway Drive, Fresno, California (APN 449-335-32), also known as the Valley Inn Motel; and
2. Authorizes Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designees to negotiate, execute, deliver, and record any releases, terminations, and other documents necessary or appropriate to relinquish HACF's rights under the Agreement for Purchase Option and release the recorded agreement from title; and
3. Authorizes the execution of any other documents and the taking of any other actions necessary or appropriate to carry out the intent of this Resolution.
4. Provides for other matters related thereto.

PASSED AND ADOPTED THIS 27th DAY OF OCTOBER, 2026. I, the undersigned, herby 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/Director

BOARD MEMO

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

TO:	Boards of Commissioners	**AUTHOR:**	Marc C. Bady
FROM:	Tyrone Roderick Williams, CEO		Impact Officer
MEETING DATE:	10/27/2026	**DEPARTMENT:**	Impact/Resident Empowerment
AGENDA ITEM:	9a	**MEMO DATE:**	10/19/2026
SUBJECT:	2026 Agency Goal Update for Quarter 3		

Executive Summary

CEO Tyrone Roderick Williams will provide an update on the 2026 Agency Goals for Quarter 3.

Recommendation

None at this time.



Goals Update

Q3 2026





FRESNO HOUSING 85 YEARS





2026 Agency Goals

- **Goal 1:** Affordable Housing
- **Goal 2:** Financial Strategies
- **Goal 3:** Communications
- **Goal 4:** Workforce Development
- **Goal 5:** Customer Service
- **Goal 6:** Family Self-Sufficiency
- **Goal 7:** Service Provider Support
- **Goal 8:** Landlord Overpayments
- **Goal 9:** Cal-AIM
- **Goal 10:** Capital Improvements
- **Add. Goals:** REDs Training/HCV Goals



Goal 1: *Affordable Housing*

Acquire and develop 250 new affordable housing units through collaborative planning and engagement with community partners and stakeholders

Department: Real Estate Development, Property Management

Year/Range: 2025-2027

Progress as of Quarter (2) 2026:

- Completed: 164 new units to date (Manzanilla Commons, La Joya Commons, Heritage Estates)
- Under Construction: 133 new units (Avalon Commons II, Mosaic @ Mural District, Davu Village)
- Financial Closing in Q3: 14 (Garland Gardens)
- Tax Credit Awards Q2: La Joya Commons II, Cordillera Commons
- Notable new funding applications for tax credits: Victory Village, 135 Osmun

Goal 1: *Affordable Housing*

Acquire and develop 250 new affordable housing units through collaborative planning and engagement with community partners and stakeholders

Department: Real Estate Development, Property Management

Year/Range: 2025-2027

Progress as of Quarter (3) 2026:

- *Completed:* 164 new units (Manzanilla Commons, La Joya Commons, Heritage Estates).
- *Under construction:* 184 units (Avalon Commons II, Mosaic @ Mural District, Davu Village, Garland Gardens).
- *Tax credit awards as of Q3:* 121 units (La Joya Commons II, Cordillera Commons, Victory Village).
- *Funding applications:* The Roos @ Fulton Forum AHSC; 135 Osmun LIHTC; seven Restore-Rebuild submissions to HUD.
- *Acquisitions:* 115 existing LIHTC units under contract (Oak Park Senior Villas, Summer Hill).
- Vacant land under contract supporting up to 172 new units (Kerman, Herndon/Hayes).

Goal 2: *Financial Strategies*

Develop and implement comprehensive financial strategies, including exploring bond issuance frameworks, to support long-term capital, infrastructure, and investment priorities

Department: All-Agency

Year/Range: 2026

Progress as of Quarter (2) 2026:

- Financial planning efforts through exploratory bond issuance discussions with multiple banking institutions
- Established internal audit committee to identify operational cost-saving opportunities
- Executed a $4 million PRI loan agreement with Kresge to support Agency initiatives and long-term sustainability
- Analysis of Asset Management structure and intentional focus on property performance and asset repositioning/sales
- 2026 Staffing Roadmap Analysis to help promote long-term Agency sustainability
- Analysis of HCV Payment Standards with the goal of increasing households served

Goal 2: *Financial Strategies*

Develop and implement comprehensive financial strategies, including exploring bond issuance frameworks, to support long-term capital, infrastructure, and investment priorities

Department: All-Agency

Year/Range: 2026

Progress as of Quarter (3) 2026:

- Explore inventory management system with vendors to identify opportunities to improve operational efficiency
- Collaborate with US Bank, the new banking services provider, to coordinate the configuration, implementation, and setup of banking services
- Analysis of Asset Management structure and intentional focus on property performance and asset repositioning/sales
- Analysis of agency vehicle utilization and fleet performance
- Improve financial stewardship through ongoing cash flow monitoring and strategic investment of funds into money market mutual funds to maximize interest earnings.

Goal 3: *Communications*

Continue to pursue opportunities to enhance Fresno Housing's website functionality and accessibility, integrate social media strategies, and implement targeted housing and program website rollouts to strengthen communication and public engagement.

Department: Communications

Year/Range: 2026

Progress as of Quarter (2) 2026:

- Continued website accessibility improvements through vendor partnership
- Implemented website accessibility reporting tool
- Increased website visibility to 1.99M search impressions
- Improved search ranking from 31.5 to 11.1
- Maintained accessible communications and Resident Portal engagement

Goal 3: *Communications*

Continue to pursue opportunities to enhance Fresno Housing's website functionality and accessibility, integrate social media strategies, and implement targeted housing and program website rollouts to strengthen communication and public engagement.

Department: Communications

Year/Range: 2026

Progress as of Quarter (3) 2026:

- Improved website reliability, reducing server-side errors by approximately 91% following a hosting upgrade
- Rebuilt and updated HCV calculators to improve reliability and simplify staff updates
- Maintained strong organic website reach with 68,000 Google search clicks in Q3
- Expanded public engagement through coordinated website, social media, email and public information efforts
- Increased access to agency information through Community Report distribution across Fresno Housing properties

Goal 4: *Workforce Development*

In collaboration with Beyond Housing, develop a comprehensive workforce development and educational support frameworks for residents

Department: Resident Empowerment

Year/Range: 2026

Progress as of Quarter (2) 2026:

- **Launched the Ready, Set, GROW!** workforce development series and job fair across multiple Fresno Housing communities to expand resident access to workforce and career opportunities
- Expanded engagement, achieved 360 registrations, 165 participants, with 70% of attendees being FH Residents
- Built workforce focused series and developed a framework for measuring outcomes including job placement, wage growth, training enrollment, certifications, etc.
- Reached over 1,500 residential units, distributed more than 10,000 email communications, and expanded awareness through digital platforms reaching 15,000+ followers
- Strengthened Community and Employer Partnerships with educational institutions, workforce agencies to bring direct services to our communities and reduce barriers

Goal 4: *Workforce Development*

In collaboration with Beyond Housing, develop a comprehensive workforce development and educational support frameworks for residents

Department: Resident Empowerment

Year/Range: 2026

Progress as of Quarter (3) 2026:

- *Wells Fargo funding and Programming:* Secured Beyond Housing Foundation and Wells Fargo investment for the 3rd Annual Economic Empowerment Summit in partnership with Golden1 Credit Union – October 24, 2026:
  - Led planning and implementation of the Summit through Resident Empowerment
  - Expanded economic mobility programming across financial education, careers, homeownership, entrepreneurship and wellness
  - Leveraged cross-sector partnerships to provide financial expertise, resources and wealth-building opportunities
  - Connected participants to financial freedom and homeownership workshops and onsite banking opportunities
- *Data Collection:* Resident Opportunity Survey: Currently collecting resident responses to a qualitative/quantitative survey from residents (Collected 600 resident surveys as of 10/22/2026) since September 2026

Goal 5: *Customer Service*

Analyze baseline customer service data to establish a responsive framework that guides improvements in satisfaction, aligns services with community needs, and clarifies staff expectations for service excellence

Department: Human Resources

Year/Range: 2026

Progress as of Quarter (2) 2026:

- 170 survey responses received to date
- Interactive process with respondents and staff to seek clarification and more information
- Improvement opportunities identified are conveyed to supervisors

Goal 5: *Customer Service*

Analyze baseline customer service data to establish a responsive framework that guides improvements in satisfaction, aligns services with community needs, and clarifies staff expectations for service excellence

Department: Human Resources

Year/Range: 2026

Progress as of Quarter (3) 2026:

- *590 customer surveys year-to-date:* 181 new surveys in Q3; four Aspire Academy graduates
- *Strengths:* Compassionate, patient and informative staff; positive front desk, digital and appointment experiences
- Most respondents reported timely information and issue resolution
- *Opportunities:* Clearer waitlist, eligibility and application-status communications; stronger follow-up on calls, rent adjustments and household changes
  - Continue improving portal usability and accessibility for residents facing transportation, disability and technology barriers
- *Overall:* Strong staff interactions, with continued opportunities to improve responsiveness and accessibility

Goal 6: *Family Self-Sufficiency*

Expand participation in the Family Self-Sufficiency program through ongoing outreach, webinars, email campaigns and community engagement, while pursuing new funding opportunities to support program growth

Department: Housing Choice Voucher

Year/Range: 2026

Progress as of Quarter (2) 2026:

- 108 participants are currently enrolled in the Family Self-Sufficiency (FSS) program
- Expanded workforce and educational opportunity outreach through programs such as EmpowerU courses and the Sherwin Williams program. New pilot programs with United Way and Career Nexus
- Partnered with Southwest Fresno organizations to provide credit repair and homeownership classes for FSS participants
- (1) FSS participant graduated with an escrow balance of $22,898

Goal 6: *Family Self-Sufficiency*

Expand participation in the Family Self-Sufficiency program through ongoing outreach, webinars, email campaigns and community engagement, while pursuing new funding opportunities to support program growth

Department: Housing Choice Voucher

Year/Range: 2026

Progress as of Quarter (3) 2026:

- 108 participants are currently enrolled in the Family Self-Sufficiency (FSS) program
- Expanded workforce and educational opportunity outreach through programs such as EmpowerU courses, Digital Literacy Classes, the Sherwin Williams program, the workforce pilot programs with United Way and Career Nexus
- Partnered with Southwest Fresno organizations and Community Housing Council to provide credit repair and homeownership classes for FSS participants
- (2) FSS participants graduated in the month of September 2026

Goal 7: *Service Provider Support*

Invest in building relationships with different service providers to increase resources for the Agency and options for residents

Department: Resident Empowerment

Year/Range: 2026

Progress as of Quarter (2) 2026:

- Advanced collaborative initiatives with organizations including the Boys & Girls Clubs, Live Again Fresno, and Fresno Pacific University, CSU Fresno to support youth programming & potential scholarship matching initiative
- Exploring strategic planning, technical assistance, and funding alignment opportunities related to Cal-AIM and PATH TPA initiatives
- Expanded partnership efforts with Fresno Chaffee Zoo, United Way, Career Nexus to access internships, workforce pathways, supportive services and coordination of resources to improve resident outcomes and self-sufficiency

Goal 7: *Service Provider Support*

Invest in building relationships with different service providers to increase resources for the Agency and options for residents

Department: Resident Empowerment

Year/Range: 2026

Progress as of Quarter (3) 2026:

- Advanced partner-led service delivery to sustain Resident Empowerment programming during a leaner staffing transition
- Prioritized sustainable after-school and youth services at Legacy Commons I & II, Blossom Trail Commons and Cueva de Oso @ William Shockley Plaza
- Initiated discussions with West Fresno Family Resource Center and Care Fresno on mentoring, academic and family supports
- Advancing an Image Church partnership for outdoor and community-building programming at Sierra Terrace/Plaza
- Exploring Sanger-area STEM, tutoring and academic support partnerships to strengthen youth learning and career pathways

Goal 8: *Landlord Overpayments*

Implement and maintain effective processes to address landlord overpayments within the HCV program

Department: Housing Choice Voucher

Year/Range: 2026-2027

Progress as of Quarter (2) 2026:

- Established processes for landlords with outstanding overpayments, including repayment agreements and HAP withholding when applicable
- Met with a collections agency currently utilized by other housing authorities to explore additional recovery options
- Preparing and providing redacted overpayment reports to obtain pricing and service proposals from the collections agency

Goal 8: *Landlord Overpayments*

Implement and maintain effective processes to address landlord overpayments within the HCV program

Department: Housing Choice Voucher

Year/Range: 2026-2027

Progress as of Quarter (3) 2026:

- Recovered *$117,766* in landlord overpayments:
  - $66,564 for City and $51,202 for County
- Established recovery processes, including repayment agreements and HAP withholding when applicable
- Met with a collections agency to explore additional recovery options
- Added CEO outreach to other housing authorities to request payment of outstanding portability amounts owed to Fresno Housing

Goal 9: *CAL-AIM*

Explore the Cal-AIM supportive program initiative in order to better understand the potential impact on improving health supports and outcomes for residents

Department: Resident Empowerment

Year/Range: 2026-2027

Progress as of Quarter 2 2026:

- Advanced the Cal-AIM and PATH TPA technical assistance process and further engaged with True Management Services and researched initial steps to begin enrollment process
- Exploring implementation of the “Housing Trio” services, including *housing navigation, housing deposits, tenancy support services, and day habilitation programming*
- Completed financial and program analysis to assess service options, eligible reimbursements, staffing model and financial sustainability
- Evaluated operational infrastructure, medical billing software solutions, and staffing needs

Goal 9: *CAL-AIM*

Explore the Cal-AIM supportive program initiative in order to better understand the potential impact on improving health supports and outcomes for residents

Department: Resident Empowerment

Year/Range: 2026-2027

Progress as of Quarter (3) 2026:

- *Feasibility Research:* Completed Q3 Cal-AIM feasibility research covering Community Supports, financial models and organizational capacity
- *Medical Billing Assessment:* Assessing workflows, medical billing platforms, staffing, administration and compliance for a potential 2027 decision
- *On-Site visit to Fresno:* Scheduled all-day on-site technical assistance with TRUE Management Services for October 22, 2026
- *Training and Services:*
  - Preparing role-specific Housing TRIAD training: Housing Transition Navigation, Housing Deposits and Housing Tenancy & Sustaining Services.
  - Developing assessment and support-plan templates, training curricula and staff resource toolkits.
- *Next milestone*: Use on-site visit and Q3 findings to identify operational gaps and inform the 2027 implementation decision.

Goal 10: *Capital Improvements*

Improve or maintain housing quality by implementing a systematic approach to capital improvements

Department: Property Management

Year/Range: 2026-2027

Progress as of Quarter (2) 2026:

- Furthered the creation of a systematic approach to capital improvements and training for staff
- Completed key property improvements including the Maldonado concrete driveway project and security camera enhancements at Sunset, Paseo 55, and Cedar Courts
- Advanced projects currently in progress including fencing, exterior painting, stucco repair, asphalt, roofing, lighting, cooler replacements, and concrete improvements across multiple Fresno Housing communities
- Planned 2026 improvements include window replacements, exterior building improvements at Cazares Terrace, De Soto, and restroom improvements at the central office building

Goal 10: *Capital Improvements*

Improve or maintain housing quality by implementing a systematic approach to capital improvements

Department: Property Management

Year/Range: 2026-2027

Progress as of Quarter (3) 2026:

- *Completed since June 30:* Del Rey Apartments exterior painting; San Joaquin Apartments cooler replacements; Taylor Terrace painting and concrete repairs
- *In progress*: Cardella Courts concrete repairs; Cazares window repairs; San Joaquin Apartments lighting and security cameras
- *Upcoming:* DeSoto (Fresno) irrigation, lighting, siding repairs, cabinet replacements and new HVAC systems
- *Focus:* Property preservation, resident safety, infrastructure reliability and long-term housing quality

Additional Goals

HCV and Special Program Goals

Advance housing stability by strengthening partnerships, expanding access to housing assistance, and ensuring continuity of services through key program transitions

Department: Housing Choice Voucher/Continuum of Care

Year/Range: 2026

Progress as of Q3 2026:

- *CoC leadership transition:* Successfully transitioned the Continuum of Care Lead Applicant role to Fresno County on December 1, 2025. Fresno Housing continues to manage HMIS in-house, supporting continuity of services and data coordination.
- *Foster youth housing opportunities:* Applied for 65 Foster Youth to Independence (FYI) vouchers to expand housing opportunities for young people. Fresno County remains our partner and will continue providing referrals.
- *Continued assistance for EHV families:* Received notice that HUD would make Tenant Protection Vouchers (TPVs) available for the remaining 161 Emergency Housing Voucher (EHV) families. The transition will be completed by November 30, 2026, helping these families maintain stable housing.
- *Serving families on the waitlist:* Continue contacting families on the HCV waitlist and issuing vouchers. We are closely monitoring funding and leasing activity while the federal budget remains under a continuing resolution.
- *Strategic impact:* Together, these efforts advance our Strategic Driver to **Fight to Eradicate Housing Insecurity** by strengthening partnerships, expanding access to assistance, and helping families maintain stable housing.

Real Estate Development Training

Ensure the Real Estate Development Team has professional learning to enhance knowledge of the development process, including the ability to work with new funding sources

Department: Real Estate Development

Year/Range: 2026

Progress as of Q3 2026:

- *Internal Workshops as of Q3:* Concept Development; Funding Applications; Pro Forma Sources and Uses; Acquisition Due Diligence
- *External Trainings as of Q3:* Affordable Housing and Sustainable Communities (AHSC) Workshop; AHP General Fund Webinar; Transit-Oriented Development Implementation Guidelines; Multifamily Housing Program (MHP) Gap Funding; BABA Training; HDFC Draft Regulations Webinar; Pro Forma Fundamentals



Thank you!

BOARD MEMO

TO:	Boards of Commissioners	**AUTHOR:**	Christina Stokes-Johnson
FROM:	Tyrone Roderick Williams, CEO		Director
MEETING DATE:	10/27/2026	**DEPARTMENT:**	Real Estate Development
AGENDA ITEM:	9b	**MEMO DATE:**	10/21/2026
SUBJECT:	Real Estate Development Update		

Executive Summary

Staff will provide an overview of real estate development activities.

Recommendation

None at this time.



Real Estate Development Update

October 27, 2026



FRESNO HOUSING 85 YEARS



Agenda:

- CTCAC 9% Application Updates (Victory Village & 135 Osmun)
- Summer Hill
- California Avenue Parcels

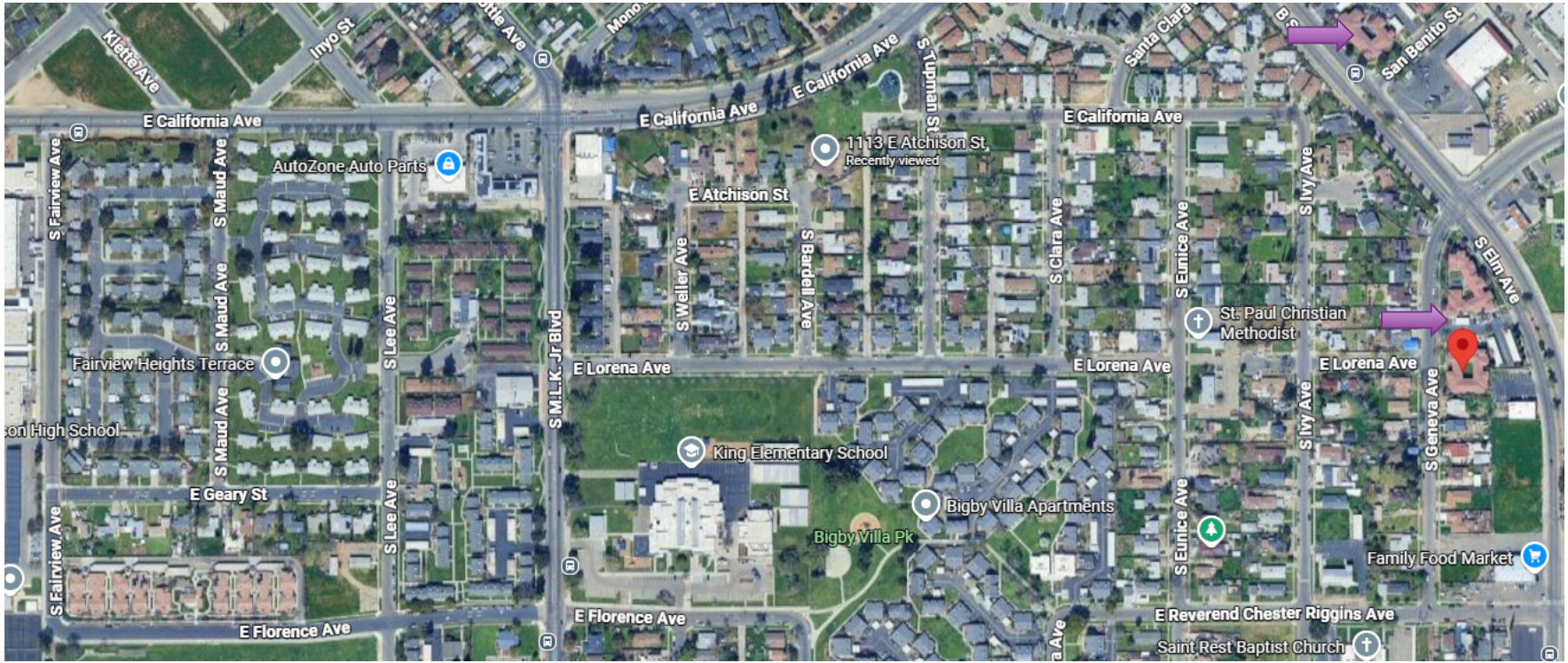
CTCAC 9% Application Update

- Victory Village – Received Preliminary Reservation Letter from CTCAC on 10/6/2026.
  - Financial Closing/Construction Start scheduled for 4/16/2027
  - GCCM Selection – ProWest Constructors
- 135 Osmun – Currently on the CTCAC Waitlist as of 10/6/2026. Point Letter received 10/21/26. Award announcements anticipated by month-end.
  - ***Staff requesting approval from Silvercrest to accept preliminary reservation should a notice of award be received***

Summer Hill Place Apartments

- Two locations:
  - 2150 S. Elm Ave., Fresno, CA 93706
  - 430 B Street, Fresno, CA 93706
- Currently owned and operated by AMCAL Housing
- 50 affordable units
- Has Existing Debt of approx. $1.1m Mortgage and $2.9m City RDA residual receipts loan

Summer Hill Aerial



FRESNO HOUSING


Elm Street Site
GENEVA
© 2025 Google


B Street Site
430 B Street
UMMERHILL
PLACE
AMCAL

Summer Hill Underwriting

- **Current Income:** $579k/year
- **Current OpEx:** $7,638/unit with RR
- **Current NOI:** ~$150k/year;
- **1st Mortgage:** Appx. $1.1m balance, balloon due 7/28/29

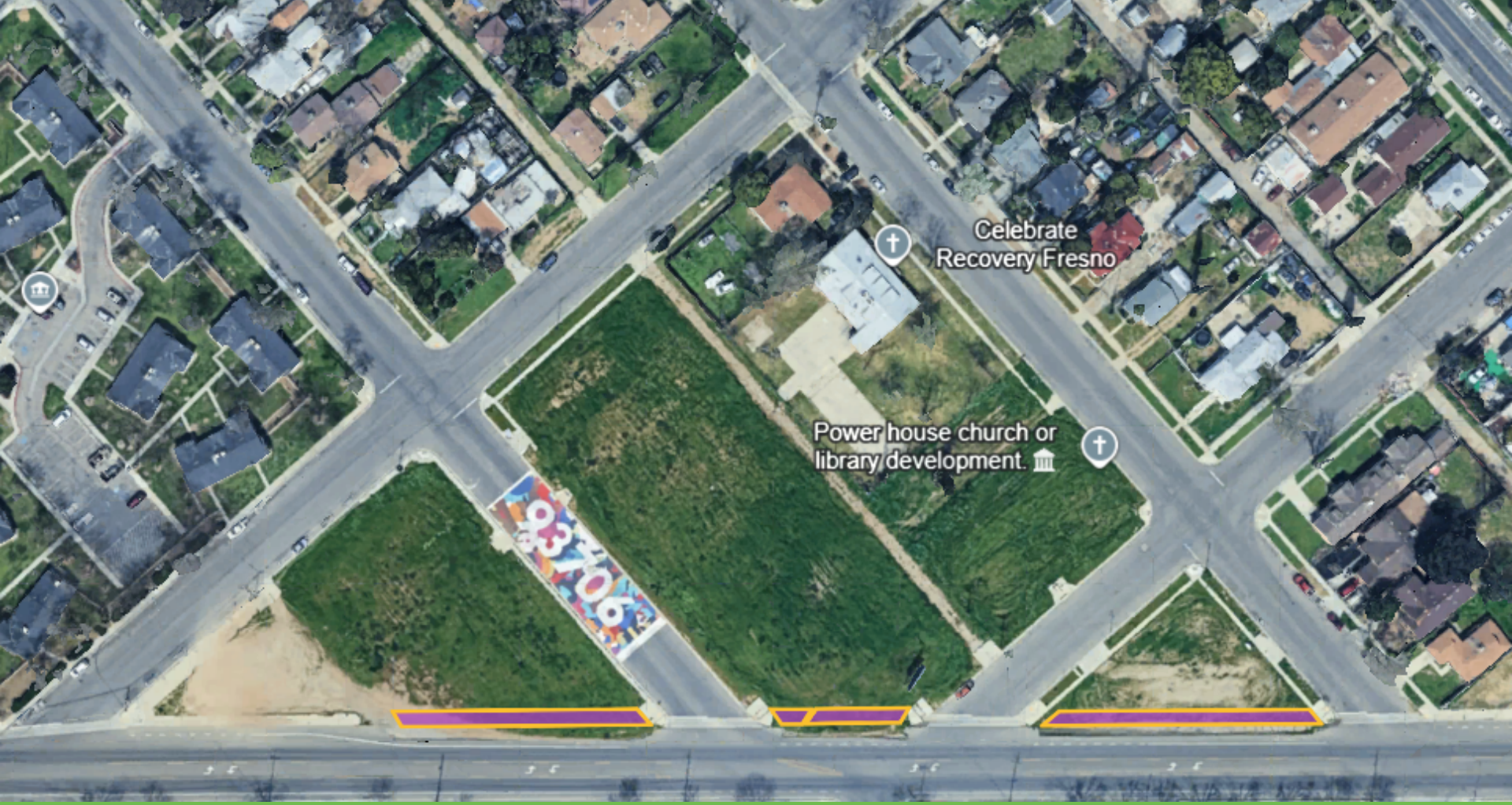
- **FH Management Assumptions:**
  - Propose 13 Restore-Rebuild Units
  - Initial Increase to OpEX for Security/Maintenance
  - Assume Existing Mortgage and City RDA debt
  - ***Staff is requesting approval for up to $250k in HRFC predevelopment funds and up to $850k in Capital Funds for acquisition and deferred maintenance***

Summer Hill Tentative Deal Points

- **Purchase Price:** Estimated $500,000 Cash; $4.0m Debt Assumption
- **Value Estimate:** ~$2.8 Million
- **Funding:** Initial deposit of $50,000 due and payable, while due diligence period begins and all consents have been received for closing
- **Ownership:** HACF/Silvercrest to buy out AMCAL and Boston Capital and have sole ownership
- **Next Steps:**
  - ***Staff is requesting approval to enter into a Purchase and Sale Agreement***
  - Work with AMCAL to complete necessary underwriting and due diligence
  - Evaluate potential restructure of City RDA debt
  - Evaluate refinance/re-syndication options

California Avenue Parcels

- Four locations totaling .1527 acres (6,650sf):
  - APN's 467-245-07T and 08T, 467-246-01T, 467-262-03T
  - North side of California Avenue between Kern Street and Waterman Avenue, Fresno, CA 93706
- City of Fresno desires to acquire the existing Permanent Street Easements and Rights of Way as part of the California Avenue Complete Streets Project, to allow the construction of improvements to improve roadway amenities and provide safer travel options for pedestrians and cyclists
- Offer price is $5.25/sf, or $35,000
- ***Staff is requesting approval to execute PSA***


Celebrate
Recovery Fresno
Power house church or
library development.

Questions?



BOARD MEMO

TO:	Boards of Commissioners	**AUTHOR:**	Nicole Diaz
FROM:	Tyrone Roderick Williams, CEO		Director of Finance & Accounting
MEETING DATE:	10/27/2026	**DEPARTMENT:**	Finance & Accounting
AGENDA ITEM:	9c	**MEMO DATE:**	10/20/2026
SUBJECT:	Federal Budget Update & 2027 Agency Budget - 1st Draft		

Executive Summary

The purpose of this memo is to update the Boards of Commissioners on the 2027 Federal Budget and Agency's 2027 budget development process.

At the Boards of Commissioners meeting, staff will be providing an initial draft of the budget.

Recommendation

No action is necessary. This item is informational only.










2027 Budget Development

October 27, 2026




FRESNO HOUSING
VIBRANT COMMUNITIES
QUALITY HOUSING
ENGAGED RESIDENTS

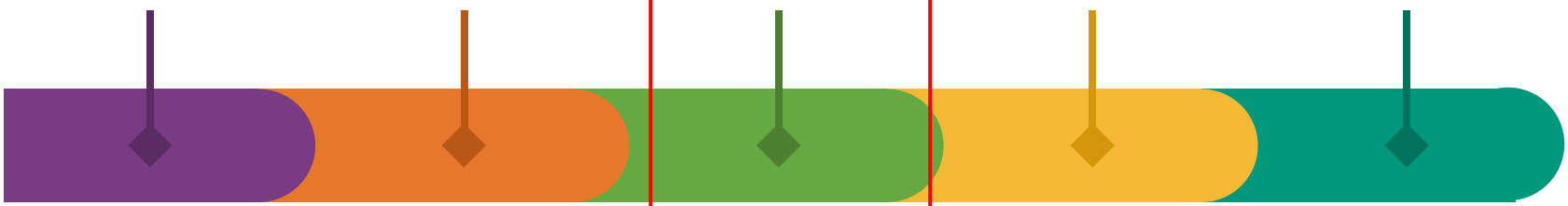



Agenda

- Budget Development Timeline
- Federal Budget Update
- 1st Draft 2027 Agency Operating Budget
- Next Steps



2027 Budget Development Timeline



August

Board

- Examine mid-year results
- Review Strategy and timeline

Staff

- Strategic discussions

September

Board

- Agency Audit Results

Staff

- Staff prepares initial budgets

October

Board

- First draft of the budget presented for review and feedback

Staff

- Refinement of budgets based on new information and feedback received

November

Board

- Second draft of the budget presented for review and feedback

Staff

- Refinement of budgets based on new information and feedback received

December

Board

- Staff requests adoption of the 2027 Agency Budget
- Staff requests adoption of the 2027 Mixed Finance budgets (From Silvercrest Board)

Staff

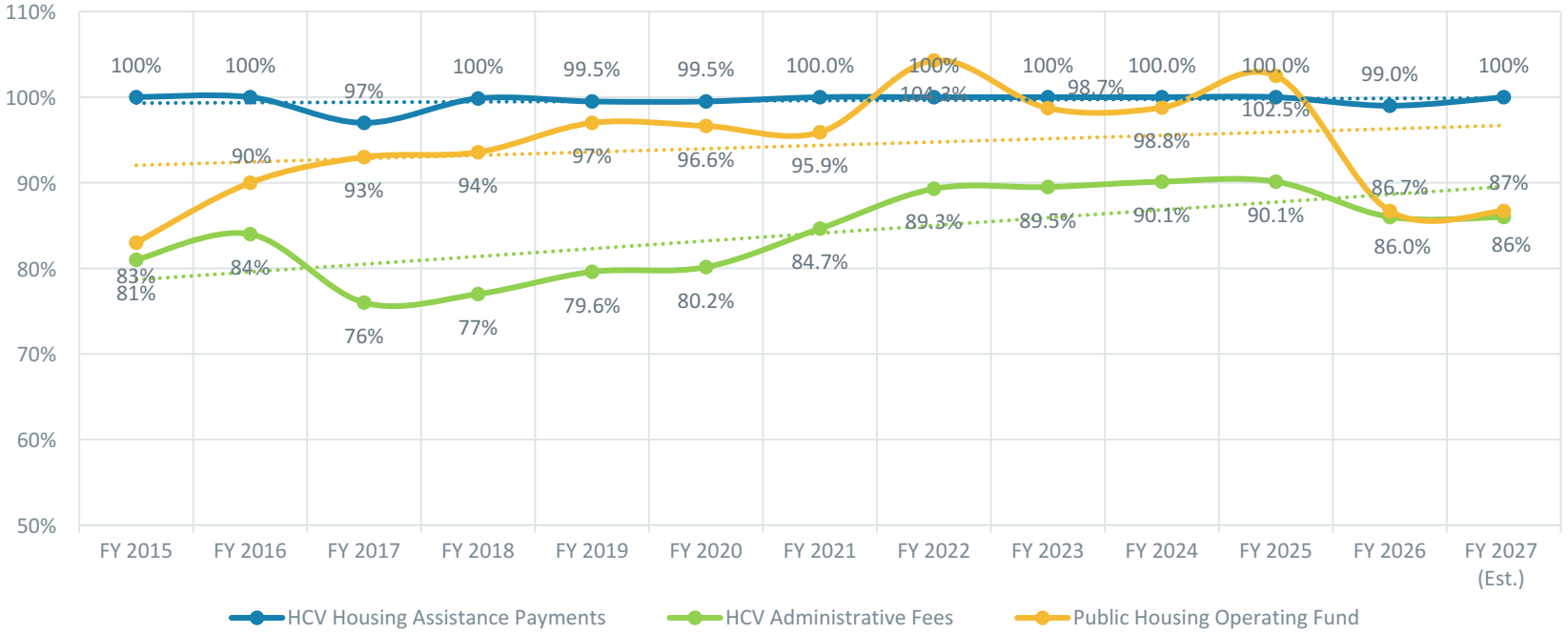
- Entry of approved budget into Yardi

Federal Budget Update

- The FY 2027 Federal Budget has not yet been approved. Government remains open under a Continuing Resolution (CR) extending federal funding through December 11, 2026.

- HUD HAP and Administrative Fee funding continues under the CR at FY 2026 funding levels pending approval of the 2027 Budget.

2027 Federal Budgeted Funding Level



FRESNO HOUSING

2027 Operating Budget – 1st Draft

	Total 2027 Budget						
	Core/Admin	Real Estate Development	Housing Choice Voucher	Resident Empowerment	Homeless Initiatives	Housing Management	Total 2027 Budget
NET TENANT INCOME	180,000	1,268,520	-	-	-	9,973,619	11,422,139
TOTAL INTEREST INCOME	105,455	529,042	3,517	218	537	4,117	642,887
TOTAL OTHER INCOME	25,000	435,000	-	713,514	301,002	130,560	1,605,076
TOTAL ADMIN & MANAGEMENT FEE INCOME	7,879,580	217,500	-	1	-	2,570,832	10,667,913
TOTAL DEVELOPER FEE INCOME	-	4,481,557	-	-	-	-	4,481,557
TOTAL HUD GRANT INCOME	-	-	12,107,412	43,553	1,272,219	4,000,000	17,423,184
TOTAL OTHER GRANT INCOME	-	-	-	-	-	1,229,604	1,229,604
TOTAL INCOME	8,190,035	6,931,619	12,110,929	757,286	1,573,758	17,908,732	47,472,360
TOTAL PAYROLL EXPENSES	6,019,296	2,932,177	7,549,425	639,450	446,737	5,006,994	22,594,078
TOTAL ADMINISTRATIVE EXPENSES	3,109,939	1,263,825	5,259,851	214,149	242,830	2,644,320	12,734,913
TOTAL TENANT SERVICES EXPENSES	-	16,824	-	82,000	681,672	130,117	910,613
TOTAL UTILITY EXPENSES	224,800	234,540	-	-	-	3,113,352	2,716,900
TOTAL MAINTENANCE EXPENSES	576,825	231,648	7,000	200	-	3,044,149	3,859,822
TOTAL TAXES & INSURANCE EXPENSES	73,520	158,988	-	-	-	1,231,644	1,464,152
TOTAL EXPENSES	10,004,379	4,838,001	12,816,276	935,799	1,371,238	14,314,783	44,280,478
NET OPERATING INCOME	(1,814,344)	2,093,618	(705,347)	(178,513)	202,519	3,593,948	3,191,882
TOTAL NON-OPERATING EXPENSES	351,321	491,721	-	-	-	1,491,764	2,334,806
RESTRICTED FOR INVESTMENT						339,331	339,331
TOTAL 115 TRUST CONTRIBUTION	-	-	-	-	-	500,000	500,000
NET INCOME	(2,165,665)	1,601,897	(705,347)	(178,513)	202,519	1,262,853	17,745
HCV RESERVE			705,347				705,347
UNRESTRICTED NET INCOME	(2,165,665)	1,466,862	-	(178,513)	-	1,138,388	261,073

Next Steps

- Receive feedback from the Boards on the first draft of the budget
- Continue the refinement of the budget with staff
- Present second draft of the budget at the November board meeting

Questions or Comments

BOARD MEMO

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

TO:	Boards of Commissioners	AUTHOR:	Sevag Jierian
FROM:	Tyrone Roderick Williams, CEO		Senior Asset Manager
MEETING DATE:	10/27/2026	DEPARTMENT:	Asset Management
AGENDA ITEM:	10a	MEMO DATE:	10/14/2026
SUBJECT:	Consideration of Purchase and Sale Agreement with City of Fresno for Four Permanent Easements for California Avenue Complete Streets Project		

Executive Summary

The purpose of this Board memo is to request certain approvals from the Board of Commissioners related to the sale of four public easements on land currently owned by the Housing Authority of the City of Fresno (HACF), all four easements collectively known as the "Property". The subject parcels are APN 467-245-07T; APN 465-245-08T; APN 467-246-01T; & APN 467-262-03T consisting or approximately 3.03 acres. The four permanent easements the City is seeking to acquire consist of approximately 0.1527 acres.

Staff is negotiating a Purchase and Sale Agreement ("PSA") with the City of Fresno ("City"), for the disposition of the four subject easements as part of the City's California Avenue Complete Streets Project, to allow the construction and improvements to improve roadway amenities and provide safer travel options for pedestrians and cyclists.

Recommendation

It is recommended that the Board of Commissioners of Fresno Housing adopt the attached resolution authorizing HACF to negotiate and enter into a Purchase and Sale Agreement with the City of Fresno for the sale of four certain permanent easements on the following parcels APN 467-245-07T; 465-245-08T; 467-246-01T; and 467-262-03T; and further authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designees to negotiate and execute the PSA and all other agreements, certifications, instruments, and ancillary documents necessary or appropriate to implement the approved actions.

Fiscal Impact

As part of the sale and disposition of the subject four permanent easements, the City would pay HACF one lump sum payment of $35,000.00. The City will also bear all customary escrow, title, transfer, and recording fees associated with the transaction.

RESOLUTION

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

RESOLUTION NO._____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS ASSOCIATED WITH THE SALE OF FOUR SUBJECT PERMANENT EASEMENTS TO THE CITY OF FRESNO, AS PART OF THE CITY OF FRESNO'S CALIFORNIA AVENUE COMPLETE STREETS PROJECT

WHEREAS, the Housing Authority of the City of Fresno, California (the "Authority" or "HACF") owns four public easements as part of the California Triangle area of Southwest Fresno; and,

WHEREAS, the four permanent public easements include parcels APN 467-245-07T, APN 465-245-08T, APN 467-246-01T, and APN 467-262-03T (collectively known as "Property") for a total area of approximately 0.1527 acres or 6,650 square feet; and,

WHEREAS, the Authority works with local jurisdictions and partners to be good partners for the betterment of the City of Fresno and the surrounding communities; and,

WHEREAS, the Authority has negotiated the sale of the subject four easements to the City of Fresno ("City"), as part of the City's California Avenue Complete Streets Project, to allow the construction and improvements to improve roadway amenities and provide safer travel options for pedestrians and cyclists, for a total of $35,000; and,

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City and County of Fresno, hereby authorize HACF to negotiate and enter into a Purchase and Sale Agreement with The City of Fresno for the sale and disposition of the following parcels APN 467-245-07T; 465-245-08T; 467-246-01T; and 467-262-03T; and further authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designees to negotiate and execute the PSA and all other agreements, certifications, instruments, and ancillary documents necessary or appropriate to implement the approved actions.

PASSED AND ADOPTED THIS 27th DAY OF OCTOBER, 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

FRESNO VIBRANT COMMUNITIES
QUALITY HOUSING HOUSING ENGAGED RESIDENTS

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

BOARD MEMO

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

TO:	Boards of Commissioners	**AUTHOR:**	Jaicee Berber
FROM:	Tyrone Roderick Williams, CEO		Assistant Project Manager
MEETING DATE:	10/27/2026	**DEPARTMENT:**	Real Estate Department
AGENDA ITEM:	10b	**MEMO DATE:**	10/14/2026
SUBJECT:	Approval to Negotiate and Execute a Purchase and Sale Agreement (PSA) for the Summer Hill Property Located at 2150 S. Elm Avenue and 430 B Street, Fresno, CA (APNs 478-074-26 and 467-173-19) and Related Actions		

Executive Summary

The purpose of this Board Memorandum is to request approval from the Boards of Commissioners of Fresno Housing for the acquisition of an existing affordable housing development located at 2150 S. Elm Avenue and 430 B Street in Fresno, California also known as Summer Hill and related matters thereto. The requested actions include authorization to: (1) executed a Purchase and Sale Agreement with AMCAL Summer Hill Fund, L.P. (2) establish a new limited partnership ownership entity; (3) provide up to $250,000 in predevelopment loan financing from the Housing Relinquished Fund Corporation (HRFC); and (4) commit up to $850,000 in Capital Funds for long-term financing.

The property consists of four (4) existing residential buildings and a community building on approximately 3.08 acres. The proposed acquisition represents an opportunity for Fresno Housing to preserve and maintain existing affordable housing while positioning the property for potential future investment and redevelopment. This acquisition aligns with the Boards' strategic priorities of preserving and expanding affordable housing opportunities, supporting long-term community investment, and strengthening Fresno Housing's presence within the City of Fresno.

Staff is requesting authorization to execute a Purchase and Sale Agreement (PSA) with AMCAL Summer Hill Fund, L.P. for the acquisition of the Summer Hill property at a purchase price of approximately $4.5 million, to include approximately $4 million in assumed debt. The proposed acquisition would allow Fresno Housing to maintain ongoing operations at the property while preserving the opportunity to evaluate its potential for future redevelopment.

Staff proposes the formation of a limited partnership ownership entity between Silvercrest, Inc. and the Housing Authority of the City of Fresno (HACF), followed by the transfer of title to the property into the newly established entity. The proposed ownership structure is intended to support the continued operation of the property while positioning it for potential future redevelopment. Specifically, the partnership would serve two primary purposes: (1) establishing an ownership structure that may allow the property to qualify for the California Welfare Property Tax Exemption, subject to applicable eligibility requirements, thereby reducing ongoing operating expenses; and (2) establishing a legal ownership entity that would better position the property to pursue future state funding opportunities, including affordable housing financing programs that may require an established partnership structure as part of their application or funding requirements. This approach would provide flexibility for future development activities while supporting the property's long-term financial sustainability and operational objectives.

Staff is also requesting authorization for a predevelopment loan of up to $250,000 from the Housing Relinquished Fund Corporation (HRFC) to support planning, feasibility assessments, due diligence, and other predevelopment activities necessary to advance the Project toward financial closing. The HRFC loan is anticipated to be repaid from available Project financing proceeds upon financial closing. Additionally, Staff is requesting authorization for a commitment of up to $850,000 in Capital Funds to provide long-term financing in support of the proposed acquisition , address immediate repair needs, and the Project's continued operations and long-term financial sustainability.

At this time, Staff recommends that the Boards of Commissioners approve the following actions: (1) authorize the execution of a Purchase and Sale Agreement (PSA) for the subject property; (2) authorize the formation of a limited partnership ownership entity to facilitate property ownership and position the Project for potential future funding and redevelopment opportunities; (3) authorize up to $250,000 in HRFC predevelopment loan financing; and (4) authorize a commitment of up to $850,000 in Capital Funds for long-term financing.

Recommendation

Staff recommends that the Boards of Commissioners of Fresno Housing adopt the attached resolution(s) authorizing the negotiation and execution of a Purchase and Sale Agreement (PSA) with AMCAL Summer Hill Fund, L.P., an existing affordable housing development situated on approx. 3.08 acres, at a purchase price of up to $4.5 million (inclusive of existing debt). Staff is also requesting authorization to establish a limited partnership ownership entity, provide up to $250,000 in predevelopment loan financing from the Housing Relinquished Fund Corporation (HRFC), and commit up to $850,000 in Capital Funds for long-term financing.

Staff further recommends that the Boards authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their respective designees to negotiate, execute, and deliver all agreements and related documents necessary to carry out the approved actions.

Specifically, Staff recommends that the Boards of Commissioners approve the following actions:

1. **Purchase and Sale Agreement**: Authorize the execution of a Purchase and Sale Agreement with AMCAL Summer Hill Fund, L.P. for the acquisition of the Summer Hill property at a purchase price of up to $4.5 million, inclusive of $4m in existing debt.

2. **Formation of Ownership Entity**: Authorize the formation of a limited partnership ownership entity to facilitate the acquisition and ownership of Summer Hill, support potential eligibility for the Welfare Property Tax Exemption, and position the property for future funding and development opportunities.

3. **HRFC Predevelopment Loan Financing**: Authorize up to $250,000 in predevelopment loan financing from HRFC to support due diligence, planning, feasibility assessments, and other eligible predevelopment activities associated with the Project.

4. **Capital Funds Commitment**: Authorize a commitment of up to $850,000 in Capital Funds to provide long-term financing in support of the acquisition and continued operation of the Project.

5. **Related Actions**: Authorize the Chief Executive Officer, Deputy Executive Director, and/or their respective designees to take all necessary or appropriate actions and execute related documents to implement the foregoing approvals and provide for other matters related thereto.

Fiscal Impact

The fiscal impact of this action includes an initial deposit of $50,000 within three (3) business days following the execution and effective date of the Purchase and Sale Agreement. Professional and consultant fees for due diligence activities will be allocated to the approved predevelopment budget. HRFC predevelopment loan of $250,000 to be repaid with permanent sources and a new loan from HACF Capital funds of up to $850,000.

Background Information

Summer Hill, currently owned by AMCAL Summer Hill Fund, L.P. was built in 2011 and consists of fifty (50) affordable housing units. The project is located on 2150 S. Elm Avenue and 430 B. Street, Fresno, CA 93706. The property area sits on two sites totaling 3.08 acres conveniently located near a grocery market, a FAX bus stop, Ball Park, Lincoln and King Elementary Schools, and Holy Cross Medical Clinic.

RESOLUTION

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

RESOLUTION NO._____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

RESOLUTION AUTHORIZING EXECUTION OF THE PURCHASE AND SALE AGREEMENT FOR SUMMER HILL APARTMENTS LOCATED AT 2150 S. ELM. AVENUE AND 430 B STREET, FRESNO, CA 93706 (APNs: 478-074-26 AND 467-173-19) AND RELATED ACTIONS

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

WHEREAS, the Authority desires to support housing opportunities for low income and moderate-income households within a variety of neighborhoods; and

WHEREAS, the Agency desires to enter into a Purchase and Sale Agreement with AMCAL Summer Hill Fund, L.P., (the "Seller") for the parcels located on 2150 S. Elm Avenue and 430 B Street (APNs: 478-074-26 and 467-173-19) in the City of Fresno and desires to negotiate and execute said agreement; and

WHEREAS, the proposed purchase price is approximately $4.5 million, inclusive of existing debt, for the property comprised of 3.08 acres of land with four (4) existing residential buildings containing forty-nine (49) affordable housing units, one (1) Manager's Unit and one (1) community building (the "Property"); and

WHEREAS, the Purchase and Sale Agreement requires an initial deposit of $50,000 within three (3) business days following the execution and effective date of the Purchase and Sale Agreement; and

WHEREAS, to be eligible for a Welfare Tax Exemption, the Agency desires to create a Limited Partnership between itself and Silvercrest, Inc. and subsequently enter into a purchase and sale agreement with the newly formed entity; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby approves the negotiation and execution of the Purchase and Sale Agreement with AMCAL Summer Hill Fund, L.P. for a parcel consisting of 3.08 acres (APNs: 478-074-26 and 467-173-19) and authorizes entry into a Limited Partnership Agreement with Silvercrest, Inc. wherein the Authority would act as the Administrative General Partner (AGP) and Silvercrest, Inc. would act as the Managing General Partner (MGP); and to execute such documents as are necessary for such purpose. Further authorizes Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designees to negotiate and execute all related documents including loan documents with Housing Relinquished Fund Corporation and Fresno Housing Capital Funds on its own behalf and on behalf of the new limited partnership to be formed.

RESOLUTION

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

PASSED AND ADOPTED THIS 27th DAY OF OCTOBER, 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

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

RESOLUTION NO._____

BEFORE THE BOARD OF COMMISSIONERS OF

THE HOUSING AUTHORITY OF THE CITY OF FRESNO, CA

AUTHORIZING UP TO $850,000 IN CAPITAL FUNDS LOAN FINANCING FROM THE HOUSING AUTHORITY OF THE CITY OF FRESNO AND AUTHORIZING UP TO $250,000 IN PREDEVELOPMENT LOAN FINANCING FROM THE HOUSING RELINQUISHED FUND CORPORATION (HRFC) FOR SUMMER HILL (APNs: 478-074-26 and 467-173-19) AND OTHER MATTERS RELATED THERETO

WHEREAS, the Housing Authority of the City of Fresno, California (the "Authority") seeks to preserve and extend the availability of long-term affordable housing for low-income households within the City of Fresno; and,

WHEREAS, the Authority has agreed to facilitate the deferred maintenance of the Summer Hill, located at 2150 S. Elm Avenue and 430 B. Street in Fresno, California (APNs 478-074-26 and 467-173-19), an existing apartment complex with fifty (50) units; and,

WHEREAS, the Housing Authority of the City of Fresno, CA ("HACF") is authorized, among other things, to enter into partnership agreements and to make loans to partnerships to finance, plan, undertake, construct acquire and operate housing projects; and

WHEREAS, the Authority desires to provide up to $850,000 in Capital Funds loan financing to support planning, feasibility, design, and other predevelopment activities necessary to advance the Project toward financial closing and construction; and,

WHEREAS, the Authority desires to provide up to $250,000 in predevelopment loan financing through the Housing Relinquished Fund Corporation ("HRFC") to support planning, feasibility, design, and other predevelopment activities necessary to advance the Project toward financial closing and construction; and,

NOW THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF FRESNO, HEREBY:

1. Approve up to $850,000 in Capital Funds loan financing from the Housing Authority of the City of Fresno (HACF) to support planning, feasibility, design, and other predevelopment activities necessary to advance the Summer Hill project toward financial closing and construction; and
2. Approve up to $250,000 in predevelopment loan financing from the Housing Relinquished Fund Corporation (HRFC) to support planning, feasibility, design, and other predevelopment

activities necessary to advance the Summer Hill project toward financial closing and construction; and

3. Authorize Tyrone Roderick Williams, Chief Executive Officer; Michael Duarte, Deputy Executive Director; and/or their designees to negotiate, execute, and deliver all documents necessary to implement the HACF Capital Funds approved herein; and
4. The Board further authorizes staff to take any and all other actions necessary or appropriate to implement the development and financing of the Summer Hill project in accordance with applicable laws, funding regulations, and program requirements.

PASSED AND ADOPTED THIS 27th DAY OF OCTOBER, 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

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

RESOLUTION NO._____

BEFORE THE BOARD OF COMMISSIONERS OF

THE HOUSING AUTHORITY OF FRESNO COUNTY, CA

AUTHORIZING UP TO $850,000 IN CAPITAL FUNDS LOAN FINANCING FROM THE HOUSING AUTHORITY OF FRESNO COUNTY AND AUTHORIZING UP TO $250,000 IN PREDEVELOPMENT LOAN FINANCING FROM THE HOUSING RELINQUISHED FUND CORPORATION (HRFC) FOR SUMMER HILL (APNs: 478-074-26 and 467-173-19) AND OTHER MATTERS RELATED THERETO

WHEREAS, the Housing Authority of Fresno County, California (the "Authority") seeks to preserve and extend the availability of long-term affordable housing for low-income households within the County of Fresno; and,

WHEREAS, the Authority has agreed to facilitate the deferred maintenance of the Summer Hill, located at 2150 S. Elm Avenue and 430 B. Street in Fresno, California (APNs 478-074-26 and 467-173-19), an existing apartment complex with fifty (50) units; and,

WHEREAS, the Housing Authority of Fresno County, CA ("HAFC") is authorized, among other things, to enter into partnership agreements and to make loans to partnerships to finance, plan, undertake, construct acquire and operate housing projects; and

WHEREAS, the Authority desires to provide up to $850,000 in Capital Funds loan financing to support planning, feasibility, design, and other predevelopment activities necessary to advance the Project toward financial closing and construction; and,

WHEREAS, the Authority desires to provide up to $250,000 in predevelopment loan financing through the Housing Relinquished Fund Corporation ("HRFC") to support planning, feasibility, design, and other predevelopment activities necessary to advance the Project toward financial closing and construction; and,

NOW THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF FRESNO COUNTY, HEREBY:

1. Approve up to $850,000 in Capital Funds loan financing from the Housing Authority of Fresno County (HAFC) to support planning, feasibility, design, and other predevelopment activities necessary to advance the Summer Hill project toward financial closing and construction; and
2. Approve up to $250,000 in predevelopment loan financing from the Housing Relinquished Fund Corporation (HRFC) to support planning, feasibility, design, and other predevelopment

activities necessary to advance the Summer Hill project toward financial closing and construction; and

3. Authorize Tyrone Roderick Williams, Chief Executive Officer; Michael Duarte, Deputy Executive Director; and/or their designees to negotiate, execute, and deliver all documents necessary to implement the HAFC Capital Funds approved herein; and
4. The Board further authorizes staff to take any and all other actions necessary or appropriate to implement the development and financing of the Summer Hill project in accordance with applicable laws, funding regulations, and program requirements.

PASSED AND ADOPTED THIS 27th DAY OF OCTOBER, 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