



Boards of Commissioners Update

May 2020

Boards of Commissioners Update – May 2020

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BOARD UPDATE

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www.fresnohousing.org

TO: Boards of Commissioners

DATE: May 14, 2020

Fresno Housing Authority

AUTHOR: Emily De La Guerra

FROM: Preston Prince, CEO/Executive Director

SUBJECT: Fresno Housing Operating Budget as of March 31, 2020

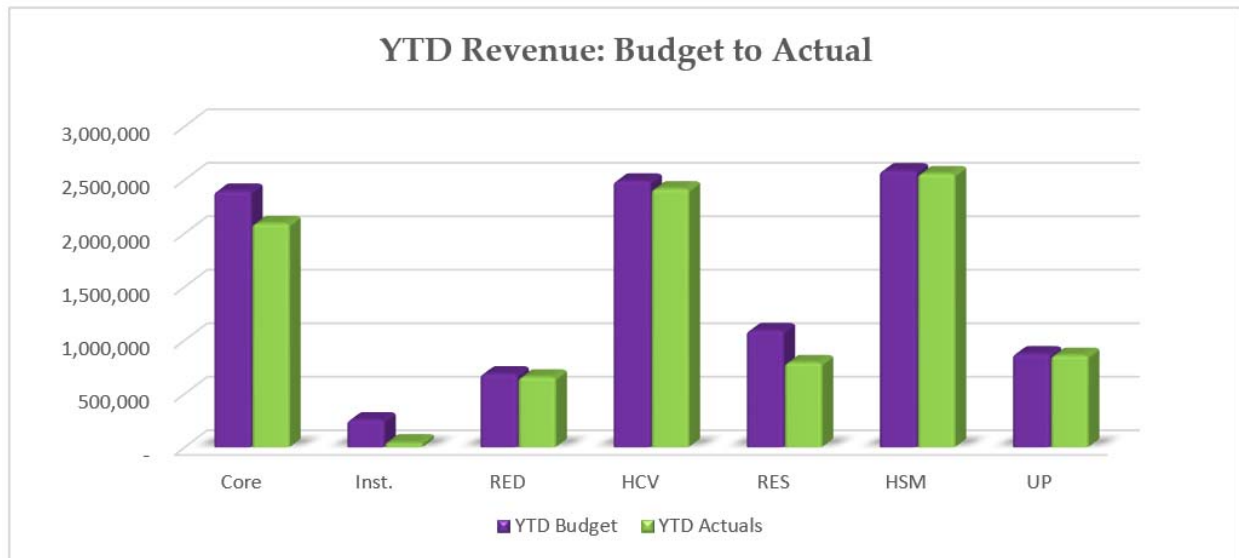
Executive Summary

The purpose of this update is to present an overview of the financial operating results for the Fresno Housing Authority as of March 31, 2020. The attached financial report shows the consolidation of all Agency operational budgets combined into seven divisions. Projections have been incorporated into the year-to-date budget to account for the timing of cash flows and known variable expenses. These adjustments were based on historical trends and the most current information available.

The 2020 Operating Budget was approved by the Boards of Commissioners in December 2019 with total revenues of \$44.7 million and total operating expenses of \$41.9 million. As of March, total revenues are \$9.4 million, which is \$958 thousand less than anticipated. However, total operating expenses are \$1.2 million less than budgeted at \$5.2 million through March. This puts net operating income at \$838 thousand, which is \$270 thousand better than budgeted. As of March, the Agency has utilized \$310 thousand in unrestricted reserves, which is \$100 thousand worse than budgeted at this point in the year.

	Fresno Housing Authority		
	Annual Budget	YTD Budget	YTD Actuals
OPERATING BUDGET			
TOTAL INCOME	44,702,882	10,383,087	9,425,032
TOTAL EXPENSES	41,945,895	9,815,368	8,587,101
NET OPERATING INCOME	2,756,987	567,719	837,931
TOTAL NON-OPERATING EXPENSES	1,951,123	487,781	428,058
NET INCOME	805,864	79,938	409,873
UNRESTRICTED NET INCOME	(14,874)	(209,788)	(310,064)

Agency Revenue



Core - Administrative Services departments including Accounting, Executive, Human Resources and Asset Management

Inst. - Instrumentalities: Wholly-owned subsidiaries of the Agency, including HRFC, HSIC, and Silvercrest

RED - Real Estate Development: Real Estate Development and Construction Management departments

HCV - Housing Choice Voucher programs

RES - Resident Empowerment Services: Resident Services and Homeless programs

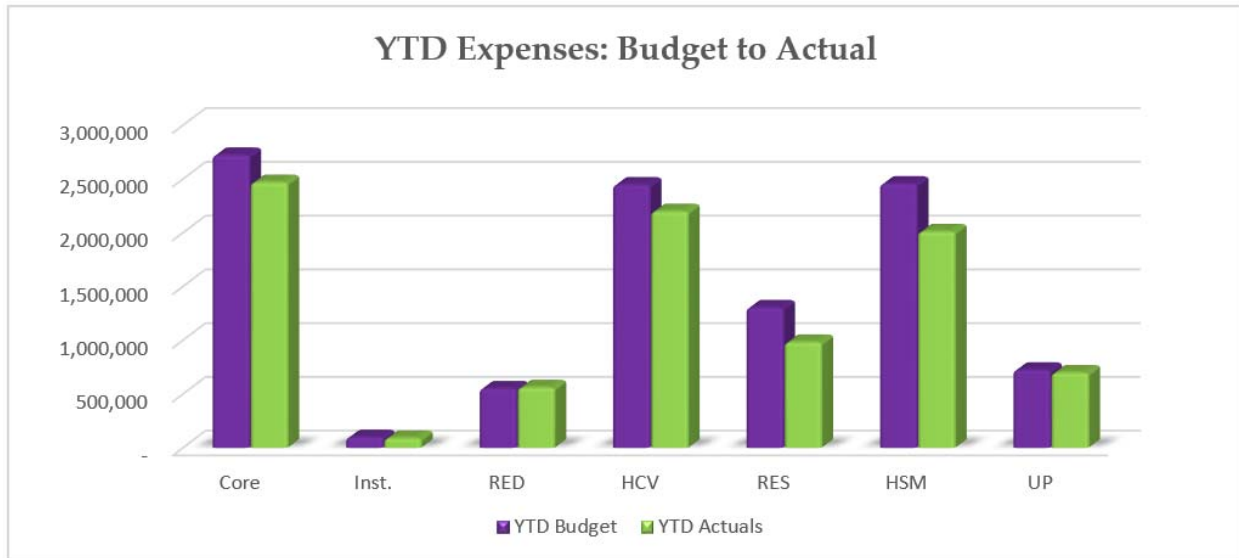
HSM - Housing Management: Restricted, subsidized properties including all public housing, farm labor and migrant properties

UP - Unrestricted Properties: Agency-owned non-subsidized properties, including Dayton, Woodside, El Cortez and San Ramon

Overall, year-to-date revenue is \$9.4 million, or 9% less than the year-to-date budget largely due to a reduction in Admin & Management Fee Income in Core and Grant Income in RES. Both income sources are based on reimbursements of actual expenses, thus making their net effect neutral.

- **Core:** Admin & Management Fee Income is less than budgeted due to a reduction in allocation revenue earned from IT services. Fees for those services are collected from Agency properties and programs and the revenue is booked in Core. As of March, expenses related to IT Services have been less than budgeted therefore, less revenue has been collected and the net effect on the overall budget is neutral.
- **RED:** \$498 thousand in developer fees for Legacy Commons I were received in March. Staff anticipates the developer fees for Cueva de Oso, Villages @ Broadway, Memorial Village, and Oak Grove Commons will be received in the second quarter of 2020.
- **RES:** HUD Grant Income is less than budgeted, however, the net effect on the overall budget is neutral as most of these grants operate on a reimbursement basis.

Agency Expenses



Core - Administrative Services departments including Accounting, Executive, Human Resources and Asset Management

Inst. - Instrumentalities: Wholly-owned subsidiaries of the Agency, including HRFC, HSIC, and Silvercrest

RED - Real Estate Development: Real Estate Development and Construction Management departments

HCV - Housing Choice Voucher programs

RES - Resident Empowerment Services: Resident Services and Homeless programs

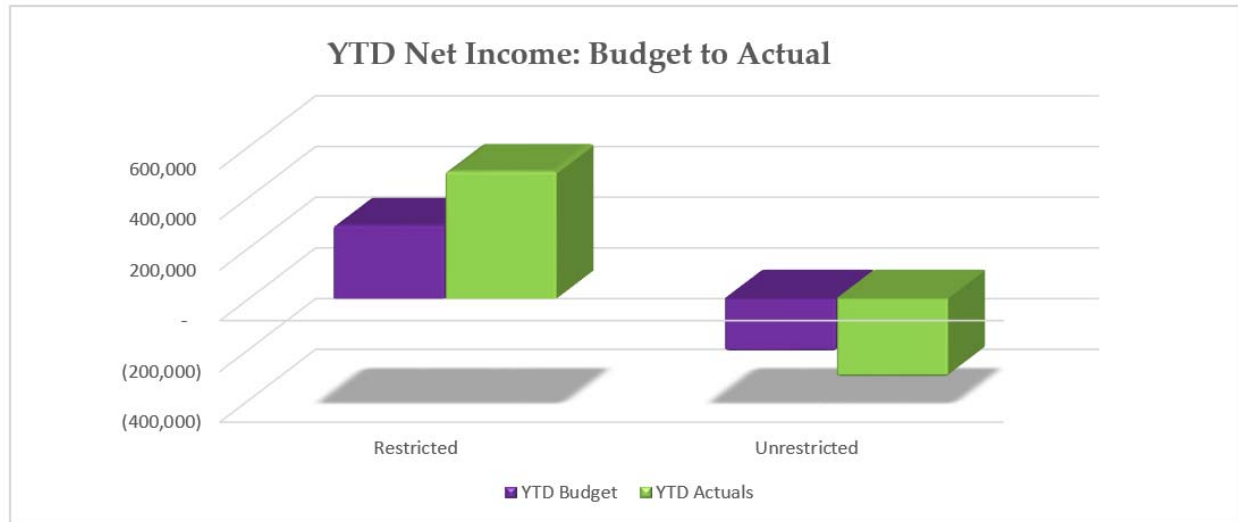
HSM - Housing Management: Restricted, subsidized properties including all public housing, farm labor and migrant properties

UP - Unrestricted Properties: Agency-owned non-subsidized properties, including Dayton, Woodside, El Cortez and San Ramon

Overall, year-to-date operating expenses are \$8.6 million and non-operating expenses are \$428 thousand, which together are about 13% lower than budgeted.

- **Agency-wide:** Payroll Expenses are approximately \$365 thousand (8%) lower than anticipated, mainly due to unfilled positions and/or planned hiring delays.
- **Agency-wide:** Administrative Expenses are approximately \$361 thousand (12%) lower than budgeted across the Agency. As the year progresses, IT Services, Professional & Consulting Fees and Administrative Contract costs will increase as planned projects begin and expenses are incurred.
- **RES:** Tenant Services Expenses are lower than budgeted at this point in the year. These represent tenant rent payments within homeless service and rental assistance grants. If these dollars remain unspent, they can roll over into the next grant period.

Agency Net Income



- Unrestricted net income is approximately \$100 thousand lower than budgeted as of March 2020.
- Restricted net income is approximately \$430 thousand higher than budgeted due to increased public housing operating subsidy revenue and lower maintenance expenses within the Housing Management Division.

Fresno Housing Authority
Financial Results as of March 31, 2020

	Core			Inst.			RED			HCV			RES			HSM			UP			Fresno Housing Authority			YTD \$ Variance	YTD % Variance
	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals		
OPERATING BUDGET																										
INCOME																										
NET TENANT INCOME	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,074,032	1,268,508	1,304,204	2,761,359	690,340	692,425	7,835,391	1,958,848	1,996,629	37,781	2%
INTEREST INCOME	90,000	22,500	23,349	800,000	200,000	39,233	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	890,000	222,500	62,582	(159,918)	-72%
OTHER INCOME	950,000	237,500	115,843	150,000	37,500	6,672	20,000	5,000	160,083	800	200	2,479	899,432	224,858	171,974	349,887	87,472	6,653	52,980	13,245	685	2,423,099	605,775	464,389	(141,386)	-23%
ADMIN & MANAGEMENT FEE INCOME	8,539,951	2,134,988	1,953,378	80,000	20,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,619,951	2,154,988	1,953,378	(201,610)	-9%
DEVELOPER FEE INCOME	-	-	-	-	-	-	5,903,245	683,178	497,581	-	-	-	-	-	-	-	-	-	-	-	-	5,903,245	683,178	497,581	(185,597)	-27%
HUD GRANT INCOME	-	-	-	-	-	-	-	-	-	9,909,331	2,477,333	2,393,026	3,384,006	846,002	381,731	4,314,643	1,078,661	1,247,756	-	-	-	17,607,980	4,401,995	4,022,513	(379,482)	-9%
OTHER GRANT INCOME	-	-	-	-	-	-	-	-	-	50,000	12,500	21,449	83,025	20,756	239,063	604,464	151,116	-	685,727	171,432	167,448	1,423,216	355,804	427,960	72,156	20%
TOTAL INCOME	9,579,951	2,394,988	2,092,570	1,030,000	257,500	45,905	5,923,245	688,178	657,664	9,960,131	2,490,033	2,416,954	4,366,463	1,091,616	792,768	10,343,026	2,585,757	2,558,613	3,500,066	875,017	860,558	44,702,882	10,383,087	9,425,032	(958,055)	-9%
EXPENSES																										
PAYROLL EXPENSES	7,457,856	1,617,781	1,453,976	-	-	-	1,669,232	362,095	401,299	6,145,105	1,333,015	1,200,943	1,938,018	420,401	356,606	2,555,927	554,440	503,737	523,102	113,473	119,798	20,289,240	4,401,204	4,036,359	(364,845)	-8%
ADMINISTRATIVE EXPENSES	3,697,510	924,378	812,131	382,150	95,538	88,462	739,892	184,973	153,401	4,367,866	1,091,967	974,687	751,088	187,772	180,903	1,874,533	468,633	388,517	339,366	84,842	78,523	12,152,405	3,038,101	2,676,624	(361,477)	-12%
TENANT SERVICES EXPENSES	50,504	12,626	28,250	-	-	-	5,000	1,250	-	-	-	-	2,775,198	693,800	440,594	331,772	82,943	1,416	6,450	1,613	1,200	3,168,924	792,231	471,460	(320,771)	-40%
UTILITY EXPENSES	172,145	43,036	38,267	-	-	-	-	-	-	-	-	-	-	-	-	1,707,150	426,788	380,151	413,027	103,257	124,082	2,292,322	573,081	542,500	(30,581)	-5%
MAINTENANCE EXPENSES	459,118	114,780	129,714	-	-	-	5,000	1,250	6,255	81,969	20,492	21,975	10,020	2,505	4,599	2,168,196	542,049	456,155	731,468	182,867	143,450	3,455,771	863,943	762,148	(101,795)	-12%
TAXES & INSURANCE EXPENSES	40,364	10,091	7,613	8,900	2,225	1,874	6,200	1,550	273	7,353	1,838	1,844	-	-	483	402,276	100,569	60,291	122,140	30,535	25,632	587,233	146,808	98,010	(48,798)	-33%
TOTAL EXPENSES	11,877,497	2,722,691	2,469,951	391,050	97,763	90,336	2,425,324	551,118	561,228	10,602,293	2,447,312	2,199,449	5,474,324	1,304,477	983,185	9,039,854	2,175,421	1,790,267	2,135,553	516,586	492,685	41,945,895	9,815,368	8,587,101	(1,228,267)	-13%
NET OPERATING INCOME	(2,297,546)	(327,704)	(377,381)	638,950	159,737	(44,431)	3,497,921	137,060	96,436	(642,162)	42,721	217,505	(1,107,861)	(212,862)	(190,417)	1,303,172	410,335	768,346	1,364,513	358,431	367,873	2,756,987	567,719	837,931	270,212	48%
NON-OPERATING EXPENSES																										
TOTAL NON-OPERATING EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	794,876	198,719	161,898	431,150	107,788	106,930	1,226,026	306,507	268,828	(37,679)	-12%
TOTAL FINANCING EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	326,508	81,627	59,585	398,589	99,647	99,645	725,097	181,274	159,230	(22,044)	-12%
TOTAL ADJUSTMENTS & OPERATING TRANSFERS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
TOTAL NON-OPERATING EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,121,384	280,346	221,483	829,739	207,435	206,575	1,951,123	487,781	428,058	(59,723)	-12%
NET INCOME	(2,297,546)	(327,704)	(377,381)	638,950	159,737	(44,431)	3,497,921	137,060	96,436	(642,162)	42,721	217,505	(1,107,861)	(212,862)	(190,417)	181,788	129,989	546,863	534,774	150,996	161,298	805,864	79,938	409,873	329,935	413%
UNRESTRICTED NET INCOME	(2,297,546)	(327,704)	(377,381)				3,497,921	137,060	96,436	(642,162)	42,721	-	(1,107,861)	(212,862)	(190,417)				534,774	150,996	161,298	(14,874)	(209,788)	(310,064)	(100,276)	-48%

BOARD UPDATE

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TO: Boards of Commissioners

DATE: May 14, 2020

Fresno Housing Authority

AUTHOR: Aurora Ibarra

FROM: Preston Prince, CEO/Executive Director

SUBJECT: Update on 2020 Leasing and Housing Assistance Payments for the Housing Choice Voucher (HCV) Program

Executive Summary

The purpose of this memo is to update the Boards of Commissioners on March Housing Assistance Payments (HAP) and leasing activities, and projections for the remainder of 2020.

Leasing Update

Staff had been issuing new HCV vouchers from January through mid-March, until our offices closed to all staff and the public, as announced on March 14, 2020, due to the COVID-19 public health emergency. New voucher issuances were temporarily suspended as staff explored opportunities to safely reinstate the process. Staff have since begun contacting applicants to update documentation and are conducting one-on-one phone briefings. Staff are also working on longer-term solutions by developing and creating enhanced online video briefings and informational guides. Extensions on search timelines for families who currently hold a voucher are granted to mitigate some of the challenges or concerns they may have related to COVID-19 Shelter-in-Place orders.

Agency leadership and staff are monitoring public health and safety guidelines, including HUD's COVID resource page and temporary regulatory options made available to PHAs. The Agency and department leaders are also reviewing HUD's funding supplements to develop a leasing plan amidst a time of great uncertainty. As all of these factors become clearer, the leadership and communications team will inform staff, the public and Boards of Commissioners of significant changes in HCV leasing plans.

City HCV

HAP expenditures for the month of March totaled \$4,210,193 with a HAP utilization rate for the month of March of 98.4%. The overall projected HAP utilization rate is 99.2%, which would earn the Agency maximum points for leasing under SEMAP. Although HUD has informed our agency that we may

opt to apply our 2019 SEMAP score for 2020 (which was High Performer) due to pandemic related delays, we continue to use their scoring factors as a guiding tool for our performance.

Current voucher utilization for the month of March is 99.5% with an overall projected voucher utilization for CY 2020 of 97.6%.

County HCV

HAP expenditures for the month of March totaled \$3,178,442 with a HAP utilization rate for the month of March of 96.7%. The overall projected HAP utilization rate is 98.7%, which would earn the Agency maximum points for leasing under SEMAP. Although HUD has informed our agency that we may opt to apply our 2019 SEMAP score for 2020 (which was High Performer) due to pandemic related delays, we continue to use their scoring factors as a guiding tool for our performance.

Current voucher utilization for the month of March is 97% with an overall projected voucher utilization for CY 2020 of 96.3%.

HCV Leasing and Spending Projection

CA006 Two-Year Voucher Forecasting Summary

5/12/2020

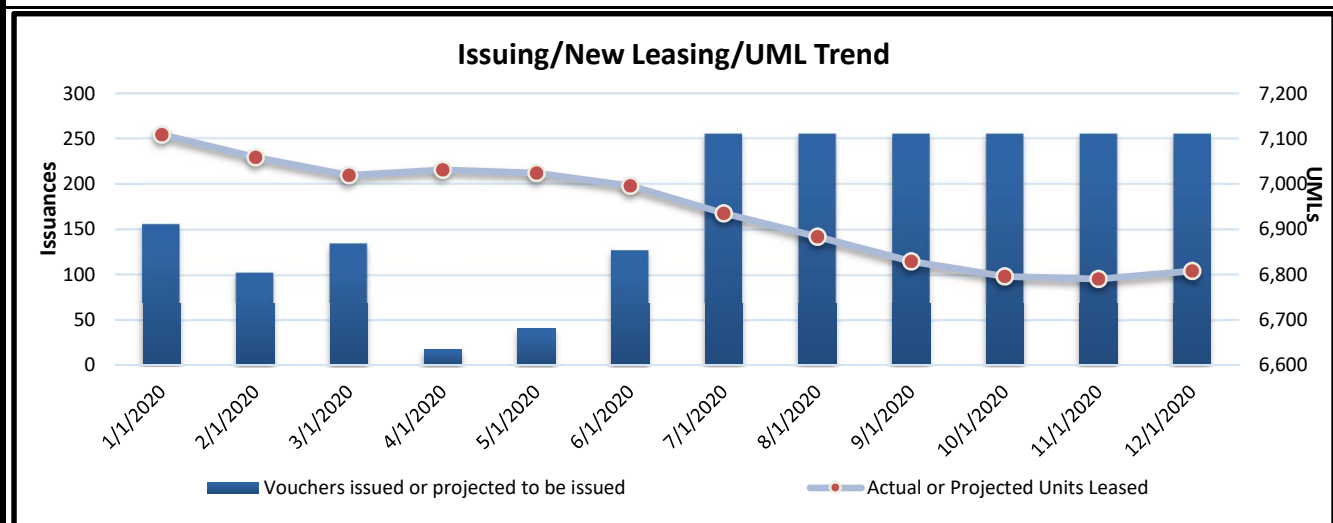
Prepared for: City Board of Commissioners

Prepared by: Housing Choice Department

Using the Housing Choice Voucher (HCV) Two-Year Tool, which allows a user to examine a PHA's voucher program under a variety of leasing, per-unit cost (PUC), and other key program scenarios, the attached tool estimates the program to end the current year with \$433,869, or 1% of budget authority. This scenario relies upon the following key variables:

Success Rate	Attrition Rate	Time from Issuance to HAP Effective Date	
(How many issued vouchers will go to HAP)	(What percent of participants annually leave)	(How fast do successful issuances lease up)	
45%	10%	Leased in	Percent
		0-30 Days	5%
2020 PUC		31-60 Days	18%
(Average monthly cost of a voucher - 2020)		61-90 Days	18%
\$616		91-120 Days	17%
		121-150 Days	42%

Please see the below graph, which shows issued vouchers and associated leasing, as well as the total program UMLs, which takes into account program attrition:



The City Program had no HAP offset this year. Additionally, the higher of this year's leased units (97.6%) or dollars (99.2%) is 99.2%, indicating full leasing indicator points in SEMAP. This estimate has been adjusted for VASH.

CA006 Summary

HAP expenditures for March totaled \$4,210,193 with a monthly HAP utilization rate of 98.4%. Current voucher utilization for the month of March was 99.5% with an overall projected voucher utilization rate for CY 2020 of 97.6%. These utilization rates have been adjusted for VASH.

HCV Leasing and Spending Projection

CA028 Two-Year Voucher Forecasting Summary

5/12/2020

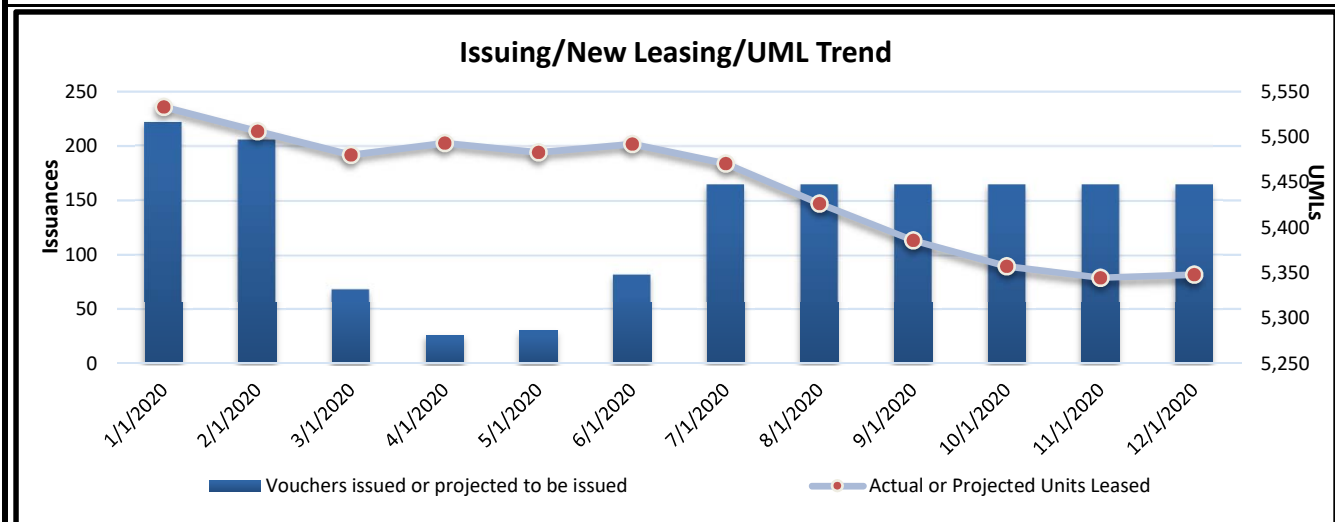
Prepared for: County Board of Commissioners

Prepared by: Housing Choice Department

Using the Housing Choice Voucher (HCV) Two-Year Tool, which allows a user to examine a PHA's voucher program under a variety of leasing, per-unit cost (PUC), and other key program scenarios, the attached tool estimates the program to end the current year with \$530,499, or 1% of budget authority. This scenario relies upon the following key variables:

Success Rate	Attrition Rate	Time from Issuance to HAP Effective Date	
(How many issued vouchers will go to HAP)	(What percent of participants annually leave)	(How fast do successful issuances lease up)	
45%	9.2%	Leased in	Percent
		0-30 Days	5%
2020 PUC		31-60 Days	18%
(Average monthly cost of a voucher - 2020)		61-90 Days	18%
\$596		91-120 Days	17%
		121-150 Days	42%

Please see the below graph, which shows issued vouchers and associated leasing, as well as the total program UMLs, which takes into account program attrition:



The County Program had no HAP offset this year. Additionally, the higher of this year's leased units (96.3%) or dollars (98.7%) is 98.7%, indicating full leasing indicator points in SEMAP. This is an estimate.

CA028 Summary

HAP expenditures for March totaled \$3,178,442 with a monthly HAP utilization rate of 96.7%. Current voucher utilization for the month of March was 97% with an overall projected voucher utilization rate for CY 2020 of 96.3%.

BOARD UPDATE

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www.fresnohousing.org

TO: Boards of Commissioners

DATE: 05/13/2020

Fresno Housing Authority

AUTHOR: Lyric Aguigam

FROM: Preston Prince, CEO/Executive Director

SUBJECT: Update on the Adoption of HUD Waivers in Accordance with the Coronavirus Aid, Relief and Economic Security (CARES) Act

Executive Summary

The purpose of this update is to summarize the waivers that Fresno Housing has implemented for the Housing Choice Voucher, Public Housing, and Community Planning and Development (CPD) programs due to the coronavirus (COVID-19) pandemic. Pursuant to the authority provided under the Coronavirus Aid, Relief and Economic Security (CARES) Act, Federal agencies, including HUD and CPD, were given the ability to waive and/or establish alternative guidelines for numerous statutory and regulatory requirements. The purpose of these waivers are to assist Public Housing Authority's (PHA's) in continuing to operate and provide critical housing services to their local communities during this unprecedented pandemic.

Overall, more than fifty waivers were made available by HUD and CPD. PHAs were given the discretion to adopt all, some or none of the waivers at their own discretion. PHAs are required to maintain written documentation on which waivers were implemented, and notify the program residents and owners of any waiver or alternative requirements as soon as is practicable. Fresno Housing has already notified residents and owners that have been impacted directly by these changes, and is currently working on communications that will go to the remainder of program participants and owners next week. Staff continues to analyze operational impacts of the COVID-19 pandemic and may implement additional waivers as public health and safety guidelines change. Staff will continue to update the Boards of Commissioners as needed.

The following waivers described below have been adopted by the Agency.

PH and HCV – 2: Family Income and Composition – Delayed Annual Reexaminations

- Permits the PHA to delay the annual reexamination of income and family composition, however, all annual recertifications due in 2020 must be completed by 12/31/2020.

- HCV-7 Increase in Payment Standard under HAP Contract Term will be implemented, if applicable, for impacted families, so as not to delay the application of the increased payment standard amount to the family's HAP calculation. Payment Standards remained unchanged from 2019 and 2020.
- Availability Period ends 12/31/2020.

PH and HCV-4: Interim Reexaminations

- Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations.
- FH will consider self-certification as the highest form of income verification to process interim reexaminations. This may occur over the telephone, through email with a self-certification form by the family, or through other electronic communications (including screen shots).
- Availability Period Ends 07/31/2020.

HQS-1: Initial Inspections

- Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies. PHAs may adopt additional practices in addition to owner self-certification.
- FH will conduct virtual HQS Inspections and require the owner to self-certify as required by the Notice. If a virtual HQS Inspection cannot be conducted, self-certification will be used.
- Availability Period ends 07/31/2020 and FH must complete all delayed inspections by 10/31/2020.

HQS-2: PBV Pre-HAP Contract Inspections, PHA Acceptance of Completed Units

- Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies. PHAs may adopt additional practices in addition to owner self-certification.
- FH will conduct virtual HQS Inspections and require the owner to self-certify as required by the Notice. If a virtual HQS Inspection cannot be conducted, self-certification will be used.
- Availability Period ends 07/31/2020 and FH must complete all delayed inspections by 10/31/2020.

HQS-6: Interim Inspections

- Waives the requirement for the PHA to conduct an interim inspection and requires alternative method. Allows for repairs to be verified by alternative methods.
- If the reported deficiency is life-threatening, FH will notify the owner of the reported life-threatening deficiency and that the owner must either correct it within 24 hours of the FH notification or provide documentation (e.g., text or email a photo to FH) that the reported deficiency does not exist.
- In the case of a reported non-life threatening deficiency, FH will notify the owner of the reported deficiency within 30 days and the owner must either make the repair or document that the deficiency within 30 days of the FH notification or any approved FH extension.
- FH will conduct a virtual HQS Inspection in addition to acquiring adequate documentation.
- Availability Period ends 07/31/2020

HQS-7: PBV Turnover Inspections

- Allows for PBV turnover units to be filled on owner certification there are not life-threatening deficiencies / PHAs may adopt additional practices in addition to owner self-certification.
- FH will conduct virtual HQS Inspections and require the owner to self-certify as required by the Notice. If a virtual HQS Inspection cannot be conducted, self-certification will be used.
- Availability Period ends 07/31/2020 and FH must complete all delayed inspections by 10/31/2020.

HQS-8: PBV HAP Contract – HQS Inspections to Add or Substitute Units

- Allows for PBV turnover units to be added or substituted in the HAP contract based on owner certification there are not life-threatening deficiencies. PHAs may adopt additional practices in addition to owner self-certification.
- FH will conduct virtual HQ Inspections and require the owner to self-certify as required by the Notice. If a virtual HQS Inspection cannot be conducted, self-certification will be used.
- Availability Period ends 07/31/2020 and FH must complete all delayed inspections by 10/31/2020.

HQS-10: HQS Space and Security: HCV, PBV

- Waives the requirement that each dwelling unit have at least one bedroom or living/sleeping room for each two persons to assist current participants who need to add a member or members to the assisted household as a result of the COVID-19 emergency, and the additional family members would result in the unit not meeting the space and security standards.
- FH would continue to follow its rules for adding household members.
- Availability Period: Remains in effect one year from lease term or date of notice, whichever is longer.

HCV-2: PHA Oral Briefing, HCV, PBV

- Waives the requirement for an oral briefing when a family is selected to participate in either HCV or PBV Program. Provides for alternative methods to conduct required voucher briefing such as online web briefings, video calls, or expanded information packet, etc.
- PHA must ensure that the method of communication allows for equal participation of each family member, including those with vision, hearing, and other communication-related disabilities, and ensures the meaningful access for persons with limited English proficiency.
- Availability Period ends 07/31/2020

HCV-3: Term of Voucher/Extensions of Term

- Allows PHAs to provide voucher extensions regardless of current PHA policy.
- FH sets the voucher term at 60 days. If more search time is needed, the family may request an extension according to the policies set in Admin Plan Section 8.5.2.
- Although the policy is flexible in describing extenuating circumstances, it is temporarily adding the COVID-19 emergency as an extenuating circumstance.
- Availability Period ends 07/31/2020.

HCV-4: PHA Approval of Assisted Tenancy – When HAP Contract is Executed

- Allows HAP contracts to be executed after the 60-day deadline has passed and makes housing assistance payments back to the beginning of the lease term, no later than 120 days from the beginning of the lease term. HAP payments will not be paid until HAP contract is executed.
- Availability Period ends 07/31/2020

HCV-5: Absence from Unit

- Allows for PHA discretion on absences from units longer than 180 days due to extenuating circumstances (e.g. hospitalization, extended stays at nursing homes, caring for family members, etc.).
- Availability Period ends 12/31/2020

HCV-6: Automatic Termination of HAP Contract

- Allows PHAs to extend the period of time after the last HAP payment is made before the HAP contract terminates automatically for zero HAP families.
- In the event a zero HAP family reports a decrease that would result in an effective date prior to January 1, 2021, the decrease will be processed to resume HAP payments.
- Availability Period ends 12/31/2020

HCV-7: Increase in Payment Standard

- Provides PHAs with the option to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination to do so.
- Must be adopted in conjunction with PH and HCV 2: Family Income and Composition: Delayed Annual Examinations, if applicable, for impacted families, so as not to delay the application of increased payment standard amount to the family's HAP calculation.
- Payment Standards remained unchanged from 2019 and 2020.
- Availability Period ends 12/31/2020

PH-5: Community Service and Self-Sufficiency Requirement (CSSR)

- Waives the statute and regulation that requires that each adult resident of public housing, except for any family member that is exempt, must contribute 8 hours per month of community service or participate in an economic self-sufficiency program or both. Alternatively suspending the CSSR.
- Tenants will not be subject to this requirement until the family's next annual reexamination.
- Upon the family's next annual reexamination, PHAs should report on Form HUD-50058 each individual's CSSR status as either exempt for those that are exempt, or pending for those that are otherwise eligible but for which the suspension prevents a HA from determining compliance.
- After a PHA completes an annual reexamination for any family, the CSSR becomes effective again for family members for the subsequent annual reexamination cycle.
- Availability Period ends: 03/31/2021

PH-10: Tenant Notifications for Changes to Project Rules and Regulations

- Waiving the requirement to provide 30-day notice to impacted families for changes in policies, rules and special charges to families; except advance notice must be provided for any changes related to tenant charges.

- PHAs must still provide adequate notifications to impacted families within 30 days of making such changes.
- Availability Period ends 07/31/2020

Community Planning and Development (CPD) Waivers for Continuum of Care (CoC) Program

Disability Documentation for Permanent Supportive Housing (PSH)

- Additional evidence requirement is waived. Recipients can rely on intake staff-recorded observation of disability for the six-month period of HUD's memo. Self-certification of qualifying disability is acceptable documentation until public health officials determine no additional special measures needed to prevent spread of COVID-19.
- Availability Period ends: 10/01/2020

Limit on Eligible Housing Search and Counseling Services

- The limitation on eligible housing search and counseling activities is waived so funds may be used for utility arrears and rent arrears (up to six months), when those arrears make it difficult to obtain housing.
- Availability Period ends 04/01/2021

Rapid Re-Housing Monthly Case Management

- The monthly RRH case management meeting requirement is waived for all rapid re-housing projects for two months beginning on the date of HUD's memo. Provide case management on an as-needed basis to prevent spread of COVID-19.
- Availability Period ends 06/01/2020

Housing Quality Standards (HQS) – Initial Physical Inspection of Unit

- Physical Inspection of unit is waived if:
 - Able to visually inspect the unit using technology (e.g. video) to ensure unit meets HQS, and
 - Recipient or sub-recipient has written policies to physically re-inspect within 3 months after public health officials determine special measures no longer needed to prevent spread of COVID-19.
- Availability Period ends 10/01/2020

HQS –Re-inspection of Units

- The annual re-inspection requirement is waived for one-year beginning on the date of HUD's memo.
- Availability Period ends 04/01/2020

One-Year Lease Requirement

- Regulatory Requirement: Program participants residing in PSH must be the tenant on a lease for a term of at least one year that is renewable and terminable for cause.

- The one-year lease requirement is waived for six-months beginning on the date of HUD's memo, so long as the initial lease term of all leases is more than one month.
- Availability Period ends 10/01/2020

BOARD UPDATE

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

DATE: 05/13/2020

AUTHOR: Emily De La Guerra

SUBJECT: Agency Expenditure Update: 1st Quarter 2020

Executive Summary

The purpose of this update is to provide the Boards of Commissioners with a requested update regarding significant vendor expenditures for the first quarter of 2020.

Below is a list of vendors to whom the Agency paid over \$50,000 during the first quarter. Not included on this list are expenses tied to real estate development, as these expenditures have been approved by the Boards in various actions. This list includes payments made by Fresno Housing and its affiliated limited partnerships.

Payee Name	Service Type	City	State	Total
Kaiser Foundation Health Plan	Insurance	Los Angeles	CA	518,457
KC Construction Company	Trade Services	Clovis	CA	390,244
Pacific Gas & Electric	Utilities	Sacramento	CA	301,991
City of Fresno	Utilities, Permits, Fees	Fresno	CA	287,111
HD Supply	Maintenance Supplies	San Diego	CA	116,809
United Healthcare Of California	Insurance	Los Angeles	CA	116,591
AT&T	Utilities	Carol Stream	IL	116,363
Central Valley Lawnsapes	Landscaping	Fresno	CA	104,513
City of Fresno Police Department	Security Services	Fresno	CA	104,145
STW Contractors Inc.	Trade Services	Selma	CA	93,843
Mid Valley Disposal	Utilities	Fresno	CA	84,070
AppleOne Employment Services	Staffing Services	Glendale	CA	63,717
City of Firebaugh	Utilities	Firebaugh	CA	61,126
Canon Financial Services Inc.	Printing Services	Chicago	IL	59,567
City of Mendota Utilities Department	Utilities	Mendota	CA	57,889
CIS Security	Security Services	Fresno	CA	57,573
Aladdin's Carpet Inc.	Trade Services	Fresno	CA	55,141
City of Huron	Utilities	Huron	CA	52,763
Fresno County Tax Collector	Tax Payments	Fresno	CA	52,120
Dept. of Housing & Community Development	Debt Service	Sacramento	CA	51,588