



Boards of Commissioners Update

June 2020

Boards of Commissioners Update – June 2020

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BOARD UPDATE

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Fresno, California 93721

TTY (800) 735-2929

www.fresnohousing.org

#

TO: Boards of Commissioners

DATE: June 16, 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 April Housing Assistance Payments (HAP) and leasing activities, and projections for the remainder of 2020.

Leasing Update

Since the last update to the Board of Commissioners in May, staff have continued conducting one-on-one phone briefings and have issued new vouchers. Staff also created and launched 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 April totaled \$4,244,434 with a HAP utilization rate for the month of April of 98.4%. The overall projected HAP utilization rate is 98.5%, 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 April is 99.4% with an overall projected voucher utilization for CY 2020 of 98%.

County HCV

HAP expenditures for the month of April totaled \$3,237,873 with a HAP utilization rate for the month of April of 98.5%. The overall projected HAP utilization rate is 98.8%, 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 April is 97.3% with an overall projected voucher utilization for CY 2020 of 96.9%.

HCV Leasing and Spending Projection

CA006 Two-Year Voucher Forecasting Summary

6/10/2020

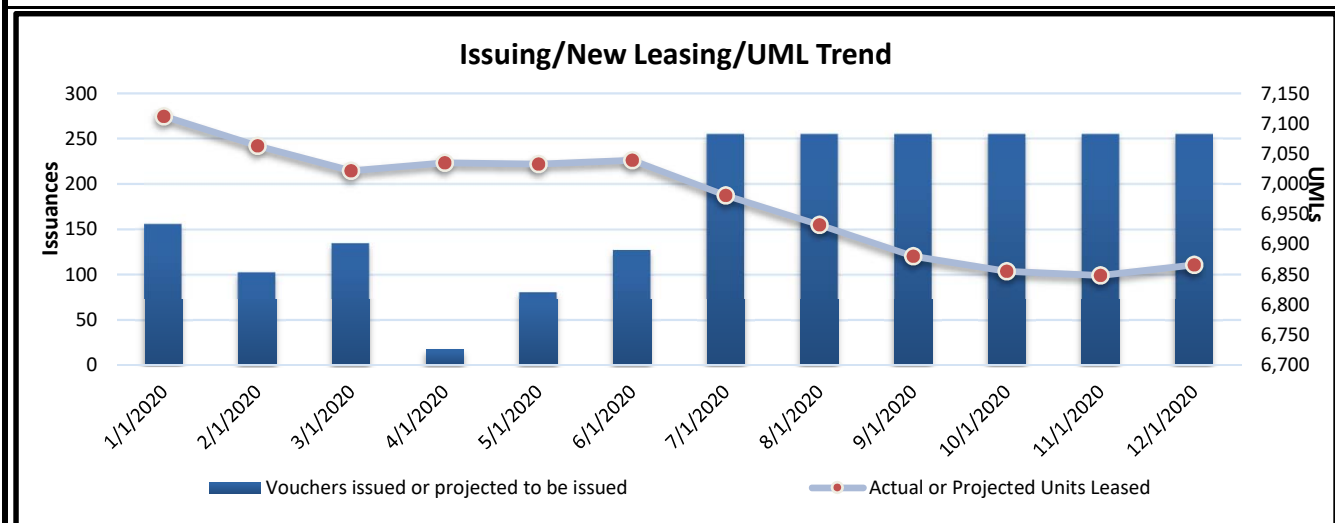
Prepared for: City Board of Commissioners

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 \$737,673, 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%
\$609		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 (98.0%) or dollars (98.5%) is 98.5%, indicating full leasing indicator points in SEMAP. This estimate has been adjusted for VASH.

CA006 Summary

HAP expenditures for April totaled \$4,244,434 with a monthly HAP utilization rate of 98.4%. Current voucher utilization for the month of April was 99.4% with an overall projected voucher utilization rate for CY 2020 of 98%. These utilization rates have been adjusted for VASH.

HCV Leasing and Spending Projection

CA028 Two-Year Voucher Forecasting Summary

6/10/2020

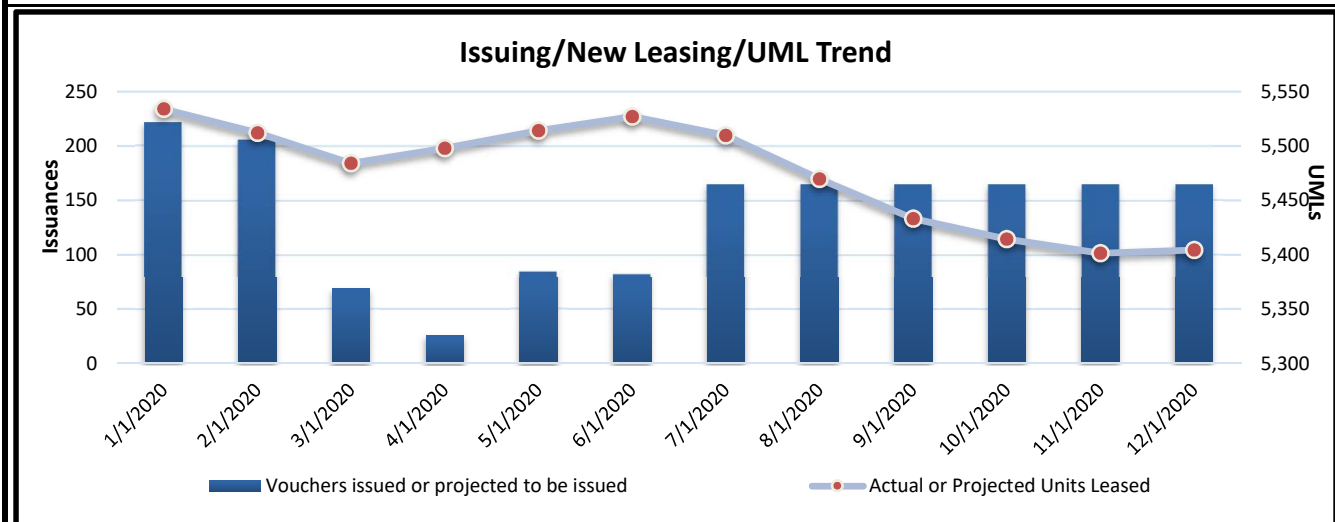
Prepared for: County Board of Commissioners

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 \$465,093, 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%
\$594		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 (96.9%) or dollars (98.8%) is 98.8%, indicating full leasing indicator points in SEMAP. This is an estimate.

CA028 Summary

HAP expenditures for April totaled \$3,237,873 with a monthly HAP utilization rate of 98.5%. Current voucher utilization for the month of April was 97.3% with an overall projected voucher utilization rate for CY 2020 of 96.9%.

BOARD UPDATE

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TO: Boards of Commissioners

DATE: June 16, 2020

Fresno Housing Authority

AUTHOR: Emily De La Guerra

FROM: Preston Prince, CEO/Executive Director

SUBJECT: Fresno Housing Operating Budget as of April 30, 2020

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Executive Summary

The purpose of this update is to present an overview of the financial operating results for the Fresno Housing Authority as of April 30, 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 April, total revenues are \$13.2 million, which is \$1.2 million less than anticipated. However, total operating expenses are \$1.1 million less than budgeted at \$12.1 million through April. This puts net operating income at \$1.2 million, which is \$133 thousand less than budgeted. As of April, the Agency has utilized \$96 thousand in unrestricted reserves, which is \$378 thousand worse than budgeted at this point in the year.

Through the 2020 Coronavirus Aid, Relief and Economic Security (CARES) Act, HUD has made some additional funding available to the Agency's Housing Choice Voucher and Public Housing programs. Staff is currently analyzing the Agency's eligibility for these additional funds, and will incorporate the financial impact into future financial reports.

OPERATING BUDGET

TOTAL INCOME

TOTAL EXPENSES

NET OPERATING INCOME

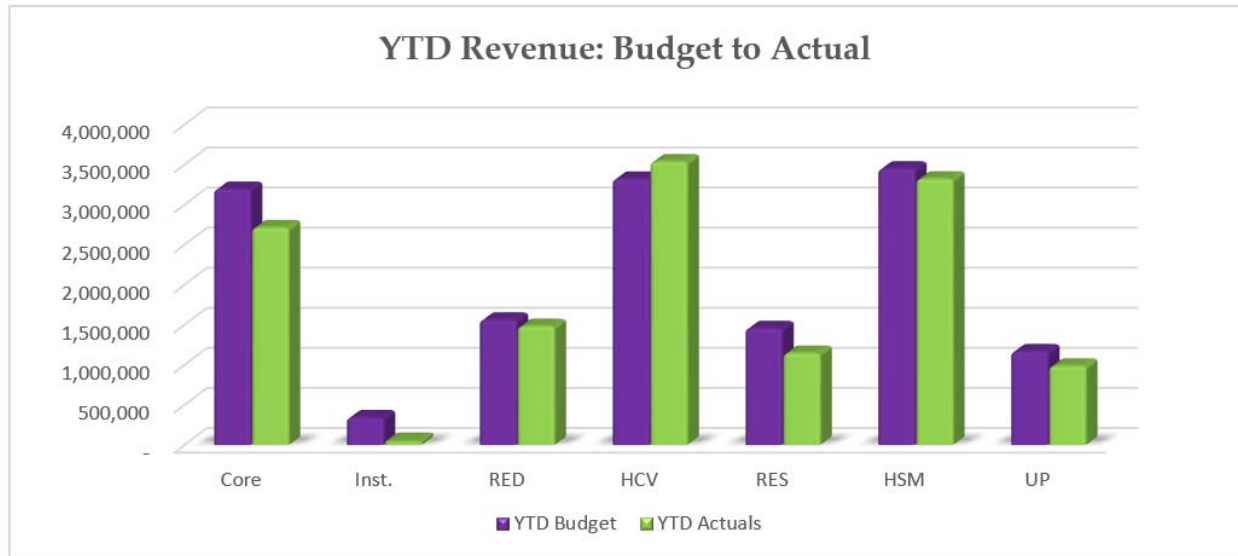
TOTAL NON-OPERATING EXPENSES

NET INCOME

UNRESTRICTED NET INCOME

Fresno Housing Authority			
	Annual Budget	YTD Budget	YTD Actuals
TOTAL INCOME	44,702,882	14,487,856	13,241,412
TOTAL EXPENSES	41,945,895	13,180,800	12,067,252
NET OPERATING INCOME	2,756,987	1,307,056	1,174,160
TOTAL NON-OPERATING EXPENSES	1,951,123	650,374	632,942
NET INCOME	805,864	656,682	541,218
UNRESTRICTED NET INCOME	(14,874)	282,176	(96,232)

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

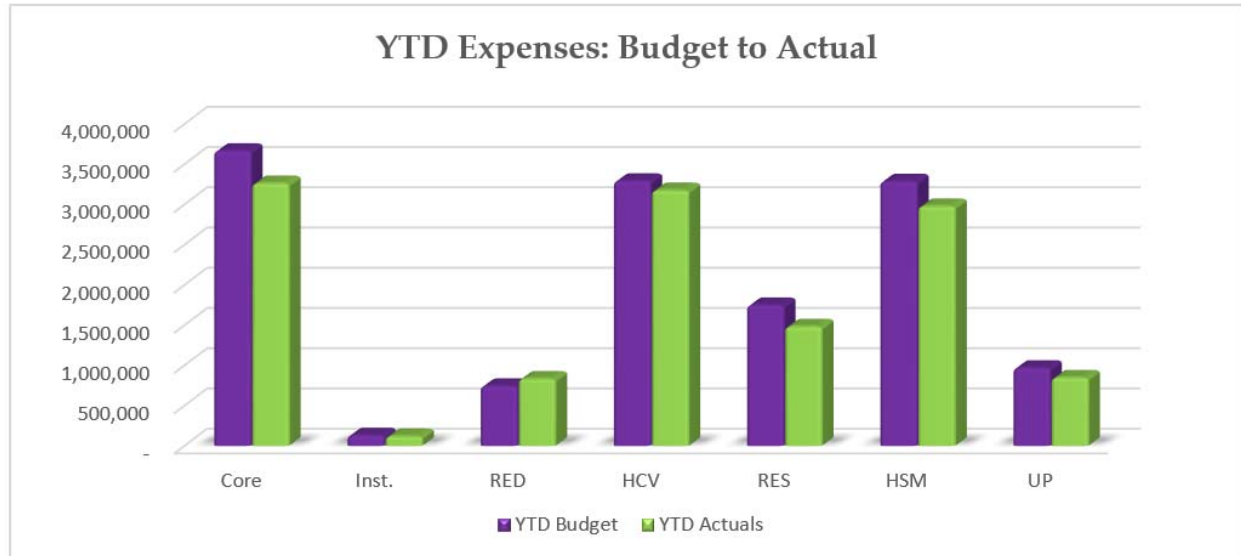
HSM - Housing Management: Restricted, subsidized properties including all public housing, farm labor and migrant properties

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

Overall, year-to-date revenue is \$13.2 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 April, 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:** \$774 thousand in developer fees for Villages @ Broadway and Cueva de Oso were received in April. Staff anticipates the developer fees for Orange Cove RAD, Mendota RAD, 541 @ South Tower/Cedar Heights, Fenix @ Lowell, 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

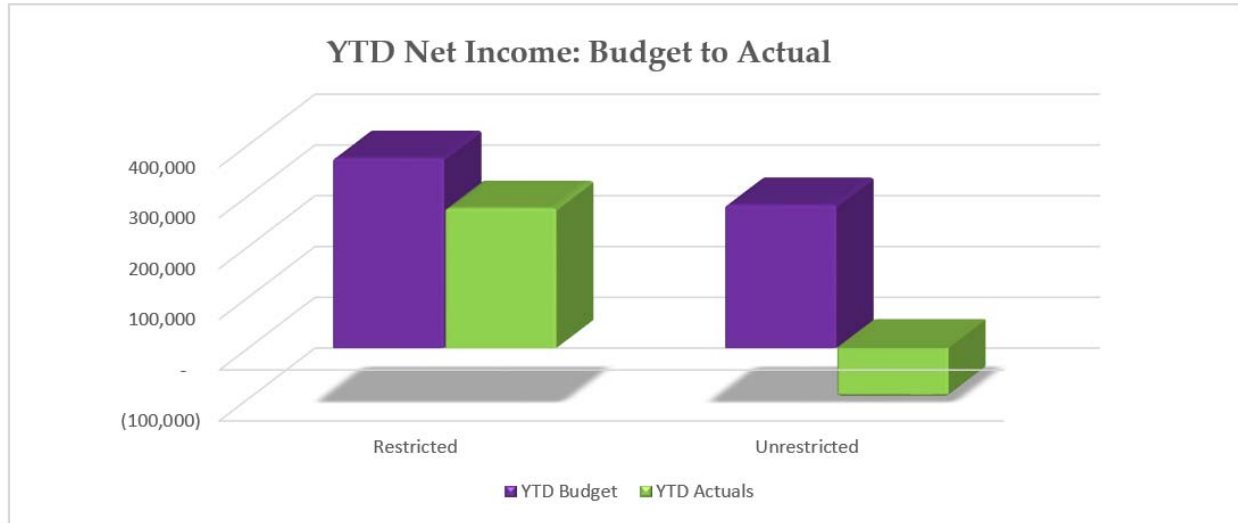
HSM - Housing Management: Restricted, subsidized properties including all public housing, farm labor and migrant properties

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

Overall, year-to-date operating expenses are \$12.1 million and non-operating expenses are \$632 thousand, which together are about 8% lower than budgeted.

- **Agency-wide:** Payroll Expenses are approximately \$165 thousand (3%) higher than anticipated.
- **Agency-wide:** Administrative Expenses are approximately \$684 thousand (17%) 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 \$378 thousand lower than budgeted as of April 2020.
- Restricted net income is approximately \$262 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 April 30, 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	1,691,344	1,754,872	2,761,359	920,453	751,858	7,835,391	2,611,797	2,506,730	(105,067)	-4%
INTEREST INCOME	90,000	30,000	24,804	800,000	266,667	44,992	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	890,000	296,667	69,796	(226,871)	-76%
OTHER INCOME	950,000	316,667	139,429	150,000	50,000	6,672	20,000	6,667	210,666	800	267	2,479	899,432	299,811	282,059	349,887	116,629	10,316	52,980	17,660	10,056	2,423,099	807,700	661,677	(146,023)	-18%
ADMIN & MANAGEMENT FEE INCOME	8,539,951	2,846,650	2,549,849	80,000	26,667	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,619,951	2,873,317	2,549,849	(323,468)	-11%
DEVELOPER FEE INCOME	-	-	-	-	-	-	5,903,245	1,554,644	1,271,465	-	-	-	-	-	-	-	-	-	-	-	-	5,903,245	1,554,644	1,271,465	(283,179)	-18%
HUD GRANT INCOME	-	-	-	-	-	-	-	-	-	9,909,331	3,303,110	3,513,574	3,384,006	1,128,002	542,521	4,314,643	1,438,214	1,510,015	-	-	-	17,607,980	5,869,327	5,566,110	(303,217)	-5%
OTHER GRANT INCOME	-	-	-	-	-	-	-	-	-	50,000	16,667	21,449	83,025	27,675	322,946	604,464	201,488	46,988	685,727	228,576	224,402	-	-	-	141,380	30%
TOTAL INCOME	9,579,951	3,193,317	2,714,082	1,030,000	343,333	51,664	5,923,245	1,561,311	1,482,131	9,960,131	3,320,044	3,537,502	4,366,463	1,455,488	1,147,526	10,343,026	3,447,675	3,322,191	3,500,066	1,166,689	986,316	44,702,882	14,487,856	13,241,412	(1,246,444)	-9%
EXPENSES																										
PAYROLL EXPENSES	7,457,856	2,191,462	2,192,402	-	-	-	1,669,232	490,497	653,203	6,145,105	1,805,715	1,821,626	1,938,018	569,479	550,770	2,555,927	751,049	765,397	523,102	153,712	143,282	20,289,240	5,961,915	6,126,680	164,765	3%
ADMINISTRATIVE EXPENSES	3,697,510	1,232,503	826,910	382,150	127,383	117,663	739,892	246,631	172,581	4,367,866	1,455,955	1,325,580	751,088	250,363	224,507	1,874,533	624,844	592,221	339,366	113,122	106,913	12,152,405	4,050,802	3,366,375	(684,427)	-17%
TENANT SERVICES EXPENSES	50,504	16,835	29,491	-	-	-	5,000	1,667	-	-	-	-	2,775,198	925,066	700,652	331,772	110,591	61,416	6,450	2,150	560	3,168,924	1,056,308	792,119	(264,189)	-25%
UTILITY EXPENSES	172,145	57,382	48,386	-	-	-	-	-	-	-	-	-	-	-	-	1,707,150	569,050	481,115	413,027	137,676	136,517	2,292,322	764,107	666,018	(98,089)	-13%
MAINTENANCE EXPENSES	459,118	153,039	154,800	-	-	-	5,000	1,667	7,356	81,969	27,323	26,072	10,020	3,340	5,639	2,168,196	722,732	623,431	731,468	243,823	164,601	3,455,771	1,151,924	981,899	(170,025)	-15%
TAXES & INSURANCE EXPENSES	40,364	13,455	10,875	8,900	2,967	2,499	6,200	2,067	351	7,353	2,451	2,458	-	-	644	402,276	134,092	80,378	122,140	40,713	36,956	587,233	195,744	134,161	(61,583)	-31%
TOTAL EXPENSES	11,877,497	3,664,676	3,262,864	391,050	130,350	120,162	2,425,324	742,528	833,491	10,602,293	3,291,445	3,175,736	5,474,324	1,748,248	1,482,212	9,039,854	2,912,358	2,603,958	2,135,553	691,195	588,829	41,945,895	13,180,800	12,067,252	(1,113,548)	-8%
NET OPERATING INCOME	(2,297,546)	(471,359)	(548,782)	638,950	212,983	(68,498)	3,497,921	818,783	648,640	(642,162)	28,599	361,766	(1,107,861)	(292,760)	(334,686)	1,303,172	535,317	718,233	1,364,513	475,493	397,487	2,756,987	1,307,056	1,174,160	(132,896)	-10%
NON-OPERATING EXPENSES																										
TOTAL NON-OPERATING EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	794,876	264,959	264,801	431,150	143,717	126,029	1,226,026	408,675	390,830	(17,845)	-4%
TOTAL FINANCING EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	326,508	108,836	109,250	398,589	132,863	132,862	725,097	241,699	242,112	413	0%
TOTAL ADJUSTMENTS & OPERATING TRANSFERS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
TOTAL NON-OPERATING EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,121,384	373,795	374,051	829,739	276,580	258,891	1,951,123	650,374	632,942	(17,432)	-3%
NET INCOME	(2,297,546)	(471,359)	(548,782)	638,950	212,983	(68,498)	3,497,921	818,783	648,640	(642,162)	28,599	361,766	(1,107,861)	(292,760)	(334,686)	181,788	161,522	344,182	534,774	198,914	138,596	805,864	656,682	541,218	(115,464)	-18%
UNRESTRICTED NET INCOME	(2,297,546)	(471,359)	(548,782)				3,497,921	818,783	648,640	(642,162)	28,599	-	(1,107,861)	(292,760)	(334,686)				534,774	198,914	138,596	(14,874)	282,176	(96,232)	(378,408)	134%

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

SUBJECT: Agency Asset List

DATE: June 16, 2020

AUTHOR: Emily De La Guerra

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Executive Summary

As part of Fresno Housing's strategic goal to provide consistent and quality information that will allow for a greater understanding of the Agency's programs, properties and residents, staff is providing the Boards of Commissioners with a list of all buildings and land owned and/or managed by the Fresno Housing Authority. Staff will continue to provide this information and redistribute this list periodically as updates are made and new projects are begun.

Fresno Housing Authority
Schedule of Owned and/or Managed Assets

Property Name	Address	City	ST	Zip	Property Type	Project Type	Total Units	Acquisition/Placed-In-Service Date
Garland Gardens	3726 North Pleasant Avenue	Fresno	CA	93705	Multifamily	Affordable (CHFA)	51	1979
Parkside Apartments	36200 North Giffen Ave	Huron	CA	93234	Multifamily	Affordable (CHFA)	50	1978
Mendota FLH	191 Tuft	Mendota	CA	93640	Multifamily	Affordable Farm Labor Housing (USDA)	60	1971
Maldonado Plaza Migrant Center	1779 Thomas Conboy Avenue	Firebaugh	CA	93622	Multifamily	Affordable Migrant Center (OMS)	64	1953
Parlier Migrant Center	880 South Academy Avenue	Parlier	CA	93648	Multifamily	Affordable Migrant Center (OMS)	132	1969
Fresno HOP	1702 S Recreation	Fresno	CA	93702	Single	Homeownership Opportunities Program	1	1989
Fresno HOP	4524 E. Grove	Fresno	CA	93725	Single	Homeownership Opportunities Program	1	1989
Fresno HOP	5177 W Donner	Fresno	CA	93722	Single	Homeownership Opportunities Program	1	1989
Sanger HOP	324 "J" St	Sanger	CA	93657	Single	Homeownership Opportunities Program	1	1984
Sanger HOP	84 Redwood	Sanger	CA	93657	Single	Homeownership Opportunities Program	1	1984
Sanger HOP	856 Church	Sanger	CA	93657	Single	Homeownership Opportunities Program	1	1984
Sanger HOP	923 Holt Ave	Sanger	CA	93657	Single	Homeownership Opportunities Program	1	1984
Sanger HOP	969 Holt Ave	Sanger	CA	93657	Single	Homeownership Opportunities Program	1	1984
Emergency Housing (Sierra Terrace)	937 Klette	Fresno	CA	93706	Multifamily	Leased to Fresno County DSS	46	1952
Citrus Gardens	201 Citrus Avenue	Orange Cove	CA	93646	Multifamily	Market Rate	30	1991
Dayton Square Apartments	3050 E Dayton Ave	Fresno	CA	93726	Multifamily	Market Rate	66	1995
El Cortez	4949 N Gearhart Ave	Fresno	CA	93726	Multifamily	Market Rate	48	1995
Firebaugh FLH	1501 Clyde Fannon Road	Firebaugh	CA	93622	Multifamily	Market Rate	34	1975
Pinedale Market	Scattered	Fresno	CA	93650	Single	Market Rate	23	1969
Roosevelt Apartments	466 N. Roosevelt	Fresno	CA	93701	Multifamily	Market Rate	5	2020
Single Family Home	3129 E. Townsend	Fresno	CA	93702	Single	Market Rate	1	1989
Sunset Terrace II	Scattered	Reedley	CA	93654	Multifamily	Market Rate	20	1966
Woodside Apartments	3212 E Ashcroft Ave	Fresno	CA	93726	Multifamily	Market Rate	76	1995
541 @ South Tower	541 N. Fulton	Fresno	CA	93726	Multifamily	Mixed Finance/Tax Credit	44	2016
Blossom Trail Commons	285 J Street	Sanger	CA	93657	Multifamily	Mixed Finance/Tax Credit	48	2017
Bridges at Florence	649 E. Florence Ave	Fresno	CA	93701	Seniors	Mixed Finance/Tax Credit	34	2013
City View @ Van Ness	802 Van Ness Avenue	Fresno	CA	93721	Multifamily	Mixed Finance/Tax Credit	46	2015
Elderberry at Bethel (Sanger Seniors)	2505 5th Street	Sanger	CA	93657	Seniors	Mixed Finance/Tax Credit	75	2004
Fenix at Calaveras & Glenn	250 N. Calaveras Street/172 N. Glenn Avenue	Fresno	CA	93701	Multifamily	Mixed Finance/Tax Credit	30	2017
Granada Commons / Kerman Acres	14570 W. California Ave	Kerman	CA	93630	Multifamily	Mixed Finance/Tax Credit	16	2010
Kings River Commons	2020 E. Dinuba Avenue	Reedley	CA	93654	Multifamily	Mixed Finance/Tax Credit	60	2014
Legacy Commons I	2255 S. Plumas	Fresno	CA	93706	Multifamily	Mixed Finance/Tax Credit	64	2016
Legacy Commons II	2255 S. Plumas Street	Fresno	CA	93706	Multifamily	Mixed Finance/Tax Credit	64	2017
Magnolia Commons	325 E Vine Street	Fowler	CA	93625	Multifamily	Mixed Finance/Tax Credit	60	2019
Marion Villas	1600 Marion Street	Kingsburg	CA	93631	Seniors	Mixed Finance/Tax Credit	48	2015
Mariposa Commons	1011 W Atchison Avenue	Fresno	CA	93706	Multifamily	Mixed Finance/Tax Credit	40	2020
Mendota RAD	191 Tuft	Mendota	CA	93640	Multifamily	Mixed Finance/Tax Credit	124	2015
Oak Grove Commons	595 Bigger Street	Parlier	CA	93648	Multifamily	Mixed Finance/Tax Credit	56	2020
Orange Cove RAD	1270 South Ave	Orange Cove	CA	93646	Multifamily	Mixed Finance/Tax Credit	30	1983
Orange Cove RAD	79"1" Street	Orange Cove	CA	93646	Multifamily	Mixed Finance/Tax Credit	90	2015
Orchard Commons	295 S Newmark Avenue	Parlier	CA	93648	Multifamily	Mixed Finance/Tax Credit	41	2020
Pacific Gardens	5161 E. Kings Canyon Road	Fresno	CA	93727	Multifamily	Mixed Finance/Tax Credit	56	2011
Parc Grove Commons II	2674 E. Clinton Ave	Fresno	CA	93703	Multifamily	Mixed Finance/Tax Credit	215	2011

Fresno Housing Authority
Schedule of Owned and/or Managed Assets

Property Name	Address	City	ST	Zip	Property Type	Project Type	Total Units	Acquisition/Placed-In-Service Date
Parc Grove Commons Northwest	2660 E. Clinton Ave	Fresno	CA	93703	Multifamily	Mixed Finance/Tax Credit	148	2013
Renaissance at Alta Monte	705 N. Blackstone	Fresno	CA	93701	Special	Mixed Finance/Tax Credit	30	2012
Renaissance at Santa Clara	1555 Santa Clara	Fresno	CA	93706	Special	Mixed Finance/Tax Credit	70	2012
Renaissance at Trinity	532 S. Trinity	Fresno	CA	93706	Special	Mixed Finance/Tax Credit	21	2011
Rennaisance at Parc Grove	2720 E. Clinton Avenue	Fresno	CA	93703	Multifamily	Mixed Finance/Tax Credit	40	2017
Rio Villas Apartments	1238 P St.	Firebaugh	CA	93622	Multifamily	Mixed Finance/Tax Credit	30	2016
Shockley Terrace	1445 Peach St	Selma	CA	93662	Multifamily	Mixed Finance/Tax Credit	25	2016
Southeast Fresno RAD	4326 E. Hamilton	Fresno	CA	93702	Multifamily	Mixed Finance/Tax Credit	193	2015
Trailside Terrace	1233 G. St	Reedley	CA	93656	Multifamily	Mixed Finance/Tax Credit	55	2016
Viking Village RAD	4250 N. Chestnut Avenue	Fresno	CA	93726	Multifamily	Mixed Finance/Tax Credit	40	2015
Villa Del Mar	3950 N. Del Mar Ave	Fresno	CA	93704	Multifamily	Mixed Finance/Tax Credit	48	2002
Yosemite Village YEC	709 W. California Ave	Fresno	CA	93706	Multifamily	Mixed Finance/Tax Credit	69	2009
Chance Parcel - NSP/Habitat for Humanity	844 S. Chance	Fresno	CA	93702	Single	Neighborhood Stabilization Program 1	1	2007
San Ramon Apartments	1328-1346 E. San Ramon Ave	Fresno	CA	93710	Multifamily	Neighborhood Stabilization Program 3	32	2014
Linnaea Villas	SW Corner Sierra Street and Madsen Avenue	Kingsburg	CA	93631	Multifamily	New Construction	47	2019
Solivita Commons	NE Corner Willow and Alluvial Avenues	Clovis	CA	93611	Multifamily	New Construction	60	2019
Villages @ Broadway	1828 Broadway Street	Fresno	CA	93721	Multifamily	New Construction	26	2020
Villages @ Paragon	4041 Plaza Drive West	Fresno	CA	93702	Multifamily	New Construction	28	2020
Central Office	1331 Fulton Mall	Fresno	CA	93721	Office Building	Office Building	1	1993
City AMP 1 Office	515 S Moduc	Fresno	CA	93706	Office Building	Office Building	1	
City AMP 2 Office	2193 Maud	Fresno	CA	93706	Office Building	Office Building	1	
Community Enrichment Center	709 California Ave	Fresno	CA	93706	Office Building	Office Building	1	2009
Firebaugh (District 5) Office	1625 Allardt Dr.	Firebaugh	CA	93622	Office Building	Office Building	1	
Helm Home	1749 L St	Fresno	CA	93721	Office Building	Office Building	1	
Klette (District 2) Office	937 Klette	Fresno	CA	93706	Office Building	Office Building	1	
Parlier (District 4) Office	1030 Parlier Ave	Parlier	CA	93648	Office Building	Office Building	1	
Pine Office	5326 E. Pine St.	Fresno	CA	93727	Office Building	Office Building	1	
Pinedale Office	160 W. Minarets	Fresno	CA	93650	Office Building	Office Building	1	
Barstow Commons	130 W. Barstow Ave (Vacant Land)	Fresno	CA	93704	Multifamily	Pre-Development	42	2018
Blackstone & Simpson	3039 N. Blackstone Ave	Fresno	CA	93703	Multifamily	Pre-Development	41	2019
Huron RAD	Fresno & 12th St (Vacant Land)	Huron	CA	93234	Multifamily	Pre-Development	61	2019
The Monarch @ Chinatown	1101 F St (Vacant Land)	Fresno	CA	93706	Multifamily	Pre-Development	57	2020
Biola Apartments	4955 Seventh Street	Biola	CA	93723	Multifamily	Public Housing	12	1969
Cardella Courts	421 P Street	Firebaugh	CA	93622	Multifamily	Public Housing	32	1982
Cazares Terrace	36468 O Street	Huron	CA	93234	Multifamily	Public Housing	24	1953
Cazares Terrace II	36332 P Street	Huron	CA	93234	Multifamily	Public Housing	20	1963
Del Rey Complex	5662 Oaklane Street	Del Rey	CA	93616	Multifamily	Public Housing	30	1966
DeSoto Gardens	640 E. California	Fresno	CA	93706	Multifamily	Public Housing	40	1990
DeSoto Gardens II	Maud and Geary	Fresno	CA	93706	Multifamily	Public Housing	28	1990
Fairview Heights Terrace	704 California Ave	Fresno	CA	93706	Multifamily	Public Housing	74	1952
Firebaugh Elderly	1662 Thomas Conboy Avenue	Firebaugh	CA	93622	Multifamily	Public Housing	30	1968
Helsem Terrace	938 South Ninth Street	Kerman	CA	93630	Multifamily	Public Housing	40	1953
Huron Apartments	19125 Myrtle Ave.	Huron	CA	93234	Multifamily	Public Housing	20	1969

Fresno Housing Authority

Schedule of Owned and/or Managed Assets

Property Name	Address	City	ST	Zip	Property Type	Project Type	Total Units	Acquisition/Placed-In-Service Date
Laton Apartments	6601 Latonia Ave	Laton	CA	93242	Multifamily	Public Housing	20	1968
Marcelli Terrace	4887 North Barcus	Highway City	CA	93722	Multifamily	Public Housing	24	1953
Mendoza Terrace	1613 Mendoza Drive	Firebaugh	CA	93622	Multifamily	Public Housing	50	1952
Mendoza Terrace II	Allard Dr and Clyde Fannon Road	Firebaugh	CA	93622	Multifamily	Public Housing	40	1962
Monte Vista Terrace	NW Corner First and Tyler Avenues	Fresno	CA	93701	Multifamily	Public Housing	44	1952
Pinedale Apartments	144 Minarets	Fresno	CA	93650	Multifamily	Public Housing	41	1969
Pinedale Apartments	316 Pinedale	Fresno	CA	93650	Multifamily	Public Housing	16	1983
San Joaquin Apartments	22297 West Idaho Street	San Joaquin	CA	93660	Multifamily	Public Housing	20	1968
Sequoia Courts	SE Corner Thorne and Dunn Avenues	Fresno	CA	93706	Multifamily	Public Housing	60	1942
Sequoia Courts Terrace	N O'Neil Avenue and W Trinity Street	Fresno	CA	93706	Multifamily	Public Housing	78	1942
Sierra Plaza	854 Tulare Ave	Fresno	CA	93706	Multifamily	Public Housing	70	1942
Sierra Terrace	501 California Avenue	Fresno	CA	93706	Multifamily	Public Housing	26	1952
Sunset Terrace	629 East Springfield	Reedley	CA	93654	Multifamily	Public Housing	20	1952
Taylor Terrace	8412 Fifth Street	San Joaquin	CA	93660	Multifamily	Public Housing	28	1953
Wedgewood Commons	2415 Fifth	Sanger	CA	93657	Multifamily	Public Housing	64	1986
Vacant Land	10470 Jefferson Ave. E.	Fresno	CA	93616	Vacant Land	Vacant Land		
Vacant Land	467-082-26	Fresno	CA	93706	Vacant Land	Vacant Land		
Vacant Land	SW Corner First & CA	Fresno	CA	93776	Vacant Land	Vacant Land		
Vacant Land	Fruit & California	Fresno	CA	93701	Vacant Land	Vacant Land		
Vacant Land	555 W. California	Fresno	CA	93706	Vacant Land	Vacant Land		
Vacant Land	Colorado & 5th	San Joaquin	CA	95201	Vacant Land	Vacant Land		
Vacant Land Alley	457 N. Glenn Ave	Fresno	CA	93701	Vacant Land	Vacant Land		
Ponding Basin	2379 N Carol	Fresno	CA	93706	Vacant Land	Vacant Land		
Ponding Basin	3225 W Cambridge	Fresno	CA	93706	Vacant Land	Vacant Land		
Ponding Basin	3233 W Cambridge	Fresno	CA	93706	Vacant Land	Vacant Land		
Ponding Basin	3241 W Cambridge	Fresno	CA	93706	Vacant Land	Vacant Land		
Ponding Basin	3249 W Cambridge	Fresno	CA	93706	Vacant Land	Vacant Land		
Vacant Land Alley	N. Recreation	Fresno	CA	93703	Vacant Land	Vacant Land		