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## AGENDA

O (559) 443-8400

F (559) 445-8981

1331 Fulton Street  
Fresno, California 93721  
TTY (800) 735-2929

[www.fresnohousing.org](http://www.fresnohousing.org)

### Special Joint Meeting of the Boards of Commissioners of the Fresno Housing Authority

**5pm - September 15, 2020 - Per Executive Order N-25-20, which allows local and state legislative bodies to hold meetings via teleconference and to make meetings accessible electronically, this Board Meeting will be held via conference call and can be accessed as follows:**

**To join via Zoom: <http://bit.ly/FHASBM09152020>**

**To join via teleconference, call: (669) 900-6833. Meeting ID: 917 4373 1618.  
Password: 262021.**

Interested parties wishing to address the Boards of Commissioners regarding this meeting's Agenda Items, and/or regarding topics not on the agenda but within the subject matter jurisdiction of the Boards of Commissioners, are asked to complete a "Request to Speak" card which may be obtained from the Board Secretary (Tiffany Mangum) at 4:45 p.m. You will be called to speak under Agenda Item 3, Public Comment. Please email your request to speak to [executiveoffice@fresnohousing.org](mailto:executiveoffice@fresnohousing.org).

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made at least one (1) full business day prior to the meeting. Please call the Board Secretary at (559) 443-8475, TTY 800-735-2929.

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**5pm**

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**1. Call to Order and Roll Call**
**2. Approval of 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 to the Authority after the posting of this agenda.*

**3. Public Comment**

*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. At the start of your presentation, please state your name, address and/or the topic you wish to speak on that is not on the agenda. Presentations are limited to a total of three (3) minutes per speaker.*

**4. 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)**5. Action**

- a. Consideration of MHP Funding Application Submission – 3  
La Joya Commons (Firebaugh)
- b. Consideration of MHP Funding Application Submission – 8  
Corazon del Valle Commons (Huron)

**6. Presentation**

- a. An Overview of Housing Assistance Programs – Housing 13  
Choice Voucher and Leased Housing

**7. Adjournment**

## BOARD MEMO

O (559) 443-8400

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**TO:** Board of Commissioners  
Fresno Housing Authority  
**FROM:** Preston Prince  
CEO/Executive Director

**DATE:** September 15, 2020  
**BOARD MEETING:** September 15, 2020  
**AGENDA ITEM:** 5a  
**AUTHOR:** Eduardo Rodriguez

**SUBJECT:** Request for Approval to Multifamily Housing Program (MHP)  
Program Funding Application for the La Joya Commons (fka Firebaugh  
Family) Development (APNs: 007 140 07 ST & 007 140 04 ST)

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### Executive Summary

The purpose of this memo is to request an increase to the original Multifamily Housing Program (MHP) grant request approved by the Board on August 25, 2020. Since the last Board meeting, the California Department of Housing and Community Development (HCD) provided an announcement to prospective applicants regarding an application error and additional guidance. The new guidance prompted staff to review the MHP application. After further review, staff was able to identify the project was eligible for additional MHP funding. Our MHP application has the potential to increase slightly from \$12,190,875 to \$12,430,138.

In order to facilitate an MHP funding application with an increased request, it is necessary for the Boards of Commissioners of the Housing Authority to adopt the attached board resolution.

### Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority adopt the attached resolutions approving the necessary actions needed to move forward with funding application submissions for the La Joya Commons development, and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connection with the approved actions.

### Fiscal Impact

There are no costs associated with the requested actions and could provide additional funding for the project.

### Background Information

The La Joya Commons site (APNs: 007 140 07 ST & 007 140 04 ST) was constructed in 1974 and was formerly known as Firebaugh Labor Housing. A final loan payment was made to the United States Department of Agriculture Rural Development (USDA) in December 2008, making it the first in the

department's recent history to be paid off. Fresno Housing has continued managing the property as low, very-low, and moderate-income families under a Restrictive Use Agreement with USDA Rural Development, allowing Fresno Housing to serve families beyond the farmworker restriction. Fresno Housing has maintained the property; however, the property has remained in use beyond its expected lifetime, and the necessary improvements go beyond regular maintenance.

The existing site is adjacent to Cardella Courts (32 units), Mendoza Terrace (50 units), Mendoza Terrace II (40 units), Firebaugh elderly (30 units), and Maldonado Migrant Center (64 units). The proposed unit mix will continue to serve the existing population with one-, two-, three-, and four-bedroom units. Firebaugh Family is within the city limit of the City of Firebaugh. In the next coming years, West Hill Community College District will be building a new two-story \$40 million campus, which will include state-of-the-art laboratories.

### **Past Board Actions**

- February, 2020 – Authorization to Apply for Affordable Housing Program (AHP) to the Federal Home Loan Bank of San Francisco
- August 25, 2020 – Approval to Apply for Various Funding Sources

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## GOVERNING BOARD RESOLUTION

RESOLUTION NO. \_\_\_\_

THE GOVERNING BOARD OF

#

**the Housing Authority of Fresno County, California**

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HEREBY AUTHORIZES: Submittal of an application to the California State Department of Housing and Community Development for funding under the Multifamily Housing Program; and if selected, the execution of a standard agreement, any amendments thereto, and of any related documents necessary to participate in the Multifamily Housing Program.

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WHEREAS:

A. The California Department of Housing and Community Development (the "Department") is authorized to allocate Multifamily Housing Program (MHP) funds made available. MHP funds are to be used for the purposes set forth in the MHP Guidelines and Universal Multifamily Regulations (UMR).

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B. On July 15, 2020 the Department issued a 2020 Notice of Funding Availability announcing the availability of funds under the MHP program (the "NOFA").

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C. In response to the 2020 NOFA, the Housing Authority of Fresno County, California a public body, corporate and politic (the "Applicant"), wishes to apply to the Department for, and receive an allocation of, MHP funds for the La Joya Commons development.

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**IT IS NOW THEREFORE RESOLVED THAT:**

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1. In response to the 2020 NOFA, the Applicant shall submit an application to the Department to participate in the MHP program and for an allocation of funds not to exceed Twelve Million Four Hundred Thirty Thousand One Hundred and Thirty-eight dollars (\$12,430,138) for the following activities and/or programs:

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- *Construction Work;*
- *Offsite improvements, such as sewers, utilities and streets, directly related to, and required by the Project;*
- *Onsite improvements related to the Project;*
- *Architectural, appraisal, engineering, legal and other consulting costs and fees, which are directly related to the planning and execution of the Project and which are incurred through third-party contracts;*

- *Development costs of a residential Unit reserved for an onsite manager, childcare facilities, and after-school and social service facilities integrally linked to, and addressing the needs of the tenants of the Assisted Units;*
- *Rent-Up costs;*
- *Carrying costs during construction, including insurance, construction financing fees and interest, taxes, and any other expenses necessary to hold the property while the Project is under construction;*
- *Building permits and state and local fees;*
- *Capitalized operating and capitalized replacement reserves up to the amount of the initial deposit required by the Department pursuant to UMR Sections 8308(b) and 8309(b);*
- *Escrow, title insurance, recording and other related costs;*
- *Costs for items intended to assure the completion of construction, such as contractor bond premiums;*
- *Environmental hazard reports, surveys, and investigations;*
- *Costs of relocation benefits and assistance required by law; and*
- *Any other costs of new construction approved by the Department*

to be located in Firebaugh, California 93622 at 1501 Clyde Fannon Drive (APN: 007-140-07ST and 007-140-04ST).

2. If the application for funding is approved, then the Applicant hereby agrees to use the MHP funds for eligible activities in the manner presented in its application as approved by the Department in accordance with the statutes and regulations cited above. The Applicant may also execute a standard agreement, any amendments thereto, and any and all other documents or instruments necessary or required by the Department or HUD for participation in the MHP program (collectively, the required documents).

3. The applicant authorizes Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director or his/her designee(s) in the event that sufficient evidence of designation is provided to the Department, to execute, in the name of the applicant, the required documents.

**PASSED AND ADOPTED THIS 15<sup>th</sup> DAY OF September, 2020, BY THE FOLLOWING VOTE:**

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#  
#

**AYES:                      NAYS:                      ABSTAIN:                      ABSENT:**

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#

The undersigned CEO/ Executive Director of the applicant does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing board of the applicant passed and adopted at a duly convened meeting on the date set forth above, and said resolution has not been altered, amended, or repealed.

#  
#

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Signature

---

Date

## BOARD MEMO

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**TO:** Board of Commissioners  
Fresno Housing Authority

**FROM:** Preston Prince

CEO/Executive Director

**DATE:** September 15, 2020

**BOARD MEETING:** September 15, 2020

**AGENDA ITEM:** 5b

**AUTHOR:** Lela Schwartz

**SUBJECT:** Request for Approval to Submit an MHP Application for the Corazón del Valle Commons (fka Huron Family Housing Development, APNs: 075-330-02T, 075-330-07T)

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### Executive Summary

The purpose of this memo is to request an increase to the original Multifamily Housing Program (MHP) grant request approved by the Board on August 25, 2020. Since the last Board meeting, the California Department of Housing and Community Development (HCD) provided an announcement to prospective applicants regarding an application error and additional guidance. The new guidance prompted staff to review the MHP application. After further review, staff was able to identify the project was eligible for additional MHP funding. Our MHP application has the potential to increase slightly from \$11,781,841 to \$12,175,280.

In order to facilitate an MHP funding application with an increased request, it is necessary for the Boards of Commissioners of the Housing Authority to adopt the attached board resolution.

### Recommendation

It is recommended that the Boards of Commissioners of Fresno Housing Authority adopt the attached resolutions approving the necessary actions needed to move forward with the MHP funding application submission for the Corazón del Valle Commons development (fka Huron Family Housing, APNs 075-330-02T, 075-330-07T), and authorize Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, and/or their designee, to negotiate and execute documents in connection with the approved actions.

### Fiscal Impact

No fiscal impact at this time and could provide additional funding for the project.

### Background Information

The Corazón del Valle Commons development site consists of two vacant parcels located on the Southwest and Southeast corners of 12th and Fresno Streets on approximately 6.60 acres in Huron, CA (APNs: 075-330-02T, 07T). The project is a partnership with the City of Huron, with which the FH holds a conditional



purchase and sale agreement that would allow the FH to acquire the land. Staff envisions a mixed-use project with sixty one (61) multifamily units and up to 3,500 sq. ft. of commercial space.

FH currently owns and manages 64 units of public housing elsewhere in Huron (between Cazares, Cazares II, and Huron Apartments); however, said units were constructed several decades ago and are in need of substantial repair. In combination with this development opportunity, FH is exploring the possibility of utilizing HUD's RAD Program to allow residents of the current public housing site to transfer their assistance to the newly-constructed site and the subsequent repositioning of the current public housing in Huron. FH has used the Transfer of Assistance concept in several other developments throughout the county to provide residents with more options and facilitate the redevelopment of the housing.

**Past Board Actions**

- February 25, 2020 – Approval to Submit Funding Applications
- April 23, 2019 – Approval of GC/CM Contract
- November 27, 2018 – Approval to Enter into a Conditional Purchase and Sale Agreement
- May 29, 2018 – Approval Authorizing Acceptance of Deed Transfer of 6.0 Acre Parcel from the Successor Agency to the Redevelopment Agency to the City of Huron
- August 25, 2020 – Approval to Apply for Various Funding Sources

## **GOVERNING BOARD RESOLUTION**

**RESOLUTION NO. \_\_\_\_\_**

### **THE GOVERNING BOARD OF**

**The Housing Authority of Fresno County, California**

---

HEREBY AUTHORIZES: Submittal of an application to the California State Department of Housing and Community Development for funding under the Multifamily Housing Program; and if selected, the execution of a standard agreement, any amendments thereto, and of any related documents necessary to participate in the Multifamily Housing Program.

#### **WHEREAS:**

- A. The California Department of Housing and Community Development (the “Department”) is authorized to allocate Multifamily Housing Program (MHP) funds made available. MHP funds are to be used for the purposes set forth in the MHP Guidelines and Universal Multifamily Regulations (UMR).
- B. On July 15, 2020 the Department issued a 2020 Notice of Funding Availability announcing the availability of funds under the MHP program (the “NOFA”).
- C. In response to the 2020 NOFA, the Housing Authority of Fresno County, CA, a public body corporate and politic (the “Applicant”), wishes to apply to the Department for, and receive an allocation of, MHP funds for the Corazón del Valle Commons housing development (the “Project”).

#### **IT IS NOW THEREFORE RESOLVED THAT:**

- 1. In response to the 2020 NOFA, the Applicant shall submit an application to the Department to participate in the MHP program and for an allocation of funds not to exceed Twelve Million, One Hundred Seventy-Five Thousand Two Hundred Eighty Dollars (\$ 12,175,280 ) for the following activities and/or programs:
  - Construction Work;
  - Offsite improvements, such as sewers, utilities and streets, directly related to, and required by the Project;
  - Onsite improvements related to the Project;
  - Architectural, appraisal, engineering, legal and other consulting costs and fees, which are directly related to the planning and execution of the Project and which are incurred through third-party contracts;

- Development costs of a residential Unit reserved for an onsite manager, childcare facilities, and after-school and social service facilities integrally linked to, and addressing the needs of the tenants of the Assisted Units;
- Rent-Up costs;
- Carrying costs during construction, including insurance, construction financing fees and interest, taxes, and any other expenses necessary to hold the property while the Project is under construction;
- Building permits and state and local fees;
- Capitalized operating and capitalized replacement reserves up to the amount of the initial deposit required by the Department pursuant to UMR Sections 8308(b) and 8309(b);
- Escrow, title insurance, recording and other related costs;
- Costs for items intended to assure the completion of construction, such as contractor bond premiums;
- Environmental hazard reports, surveys, and investigations;
- Costs of relocation benefits and assistance required by law; and
- Any other costs of new construction approved by the Department

to be located at the southeast and southwest corners of Fresno and 12<sup>th</sup> Streets in Huron, CA (APN 075-330-02T, 075-330-07T).

2. If the application for funding is approved, then the Applicant hereby agrees to use the MHP funds for eligible activities in the manner presented in its application as approved by the Department in accordance with the statutes and regulations cited above. The Applicant may also execute a standard agreement, any amendments thereto, and any and all other documents or instruments necessary or required by the Department or HUD for participation in the MHP program (collectively, the required documents).
3. The applicant authorizes Preston Prince, CEO/Executive Director, Tracewell Hanrahan, Deputy Executive Director, or his/her designee(s) in the event that sufficient evidence of designation is provided to the Department, to execute, in the name of the applicant, the required documents.

**PASSED AND ADOPTED THIS 15<sup>th</sup> DAY OF September 2020, BY THE FOLLOWING VOTE:**

**AYES:**\_\_\_\_\_ **NAYS:**\_\_\_\_\_ **ABSTAIN:**\_\_\_\_\_ **ABSENT:**\_\_\_\_\_

The undersigned CEO/Executive Director of the applicant does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing board of the applicant passed and adopted at a duly convened meeting on the date set forth above, and said resolution has not been altered, amended, or repealed.

---

Signature

---

Date

## BOARD MEMO

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**TO:** Boards of Commissioners  
Fresno Housing  
**FROM:** Preston Prince  
CEO/Executive Director

**DATE:** Sept. 15, 2020

**BOARD MEETING:** Sept. 15, 2020

**AGENDA ITEM:** 6a

**AUTHOR:** Angelina Nguyen

**SUBJECT:** An Overview of Housing Assistance Programs – Housing Choice  
Voucher and Leased Housing

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### Executive Summary

Staff will provide a general overview of its two largest housing assistance program. Further discussion on opportunities such as a Landlord Incentives Program, HUD Mobility Demonstration Program, and HUD's Moving-to-Work (MTW) Demonstration Program and its impact on policy, program, and residents.



# Boards of Commissioners Retreat

*Overview of Housing Assistance Programs*

*September 15, 2020*



# Agenda

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- Property Management
- Housing Choice Voucher (HCV)
- Mobility
- Move to Work (MTW)



# Property Management





# Housing Management Portfolio

LIPH		
City of Fresno		
Sequoia Courts	Fresno S/W	60
Sequoia Courts Terrace	Fresno S/W	78
Marcelli Terrace	Highway City	24
Monte Vista Terrace	Central Fresno	44
Pinedale Apartments	Pinedale	41
Pinedale Apartments	Pinedale	16
Fairview Heights Terrace	Fresno	74
Sierra Plaza	Fresno	70
Sierra Terrace	Fresno	26
DeSoto Gardens II	Fresno	28
County		
Biola Apartments	Biola	12
DeSoto Gardens	Fresno	40
Wedgewood Commons	Sanger	64
Laton Apartments	Laton	20
Del Rey Apartments	Del Rey	30
Helslem Terrace	Kerman	40
Taylor Terrace	San Joaquin	28
San Joaquin Apartments	San Joaquin	20
Cazares Terrace	Huron	24
Cazares Terrace II	Huron	20
Huron Apartments	Huron	20
Mendoza Terrace	Firebaugh	40
Mendoza Terrace II	Firebaugh	50
Cardella Courts	Firebaugh	32
Sunset I	Reedley	20
Firebaugh Elderly	Firebaugh	30

RAD		
Viking Village	Fresno	40
SE Fresno	Fresno	193
Mendota RAD	Mendota	124
Orange Cove RAD	Orange Cove	90
Paseo 55	Reedley	55
Cueva de Oso	Selma	48
Blossom Trail Commons	Sanger	48
Magnolia Commons	Fowler	60
Oak Grove Commons	Parlier	56
Migrant Centers		
Parlier Migrant	Parlier	130
Maldonado Plaza	Firebaugh	64
Market		
Pinedale Market	Pinedale	23
Sunset II Market	Reedley	20
Citrus Gardens	Orange Cove	30
Roosevelt Apartments	Fresno	5
Firebaugh Family Apts	Firebaugh	34
Tax Credit Deals		
Pacific Gardens	Fresno	56
Yosemite Village	Fresno	69
Rio Villas	Firebaugh	30
Granada Commons	Kerman	16

Renaissance		
Santa Clara	Fresno	69
Alta Monte	Fresno	29
Trinity	Fresno	20
Parc Grove Vets	Fresno	40
Villages at Paragon	Fresno	28
Special Programs		
Emergency Housing	Fresno	46
CalFHA		
Parkside Apartments	Huron	50
Garland Gardens	Fresno	51
RD/Tax Credit		
Mendota Farm Labor	Mendota	60
Orchard Apartments	Parlier	40
Mariposa Meadows	Fresno	40
HOP Homes		
HOP Homes	Fresno	2
HOP Homes	Fresno	1
HOP Homes	Sanger	1
HOP Homes	Sanger	4
Townsend	Fresno	1

3 Party Managed Sites	
Legacy Commons	64
Fenix @ Calaveras/Glen	30
Parc Grove Commons	215
Parc Grove Comms NW	148
Bridges at Florence	34
Villa Del Mar	48
Brierwood Court	75
City View @ Van Ness	46
Elderberry Apts	75
Dayton Square	66
Woodside Apts	76
El Cortez Apts	48
San Ramon	32
541 @ South Tower	31
Marion Villas	48
Kings River Commons	60
Cedar Heights	14
Solivita Commons	60
Linnaea Commons	47
TOTALS	
LIPH	481
RAD	714
Migrant Centers	194
Market	112
Tax Credit	171
Renaissance	186
CalFHA	101
RD/Tax Credit	140
3rd Party	1217

## Properties by City Council District

### District 1 — Esmeralda Soria

- |                   |                    |
|-------------------|--------------------|
| 1 Garland Gardens | 2 Marcelli Terrace |
|-------------------|--------------------|

### District 2 — Mike Korbassi

- |                       |                        |
|-----------------------|------------------------|
| 3 Brierwood Court     | 5 Villages at Barstow* |
| 4 Pinedale Apartments |                        |

### District 3 — Miguel Arias

- |                             |                               |
|-----------------------------|-------------------------------|
| 6 541 @ South Tower         | 16 Renaissance at Alta Monte  |
| 7 Bridges at Florence       | 17 Renaissance at Santa Clara |
| 8 Chinatown*                | 18 Renaissance at Trinity     |
| 9 CityView @ Van Ness       | 19 Sequoia Courts             |
| 10 DeSoto Gardens           | 20 Sierra Plaza               |
| 11 Fairview Heights Terrace | 21 Sierra Terrace             |
| 12 Fenix @ Calaveras        | 22 Sierra Terrace Upper       |
| 13 Fenix @ Glenn            | 23 Villages at Broadway*      |
| 14 Legacy Commons           | 24 Yosemite Village           |
| 15 Mariposa Meadows         |                               |

### District 4 — Paul Caprioglio

- |                         |                        |
|-------------------------|------------------------|
| 25 El Cortez Apartments | 27 Viking Village      |
| 26 San Ramon Apartments | 28 Woodside Apartments |

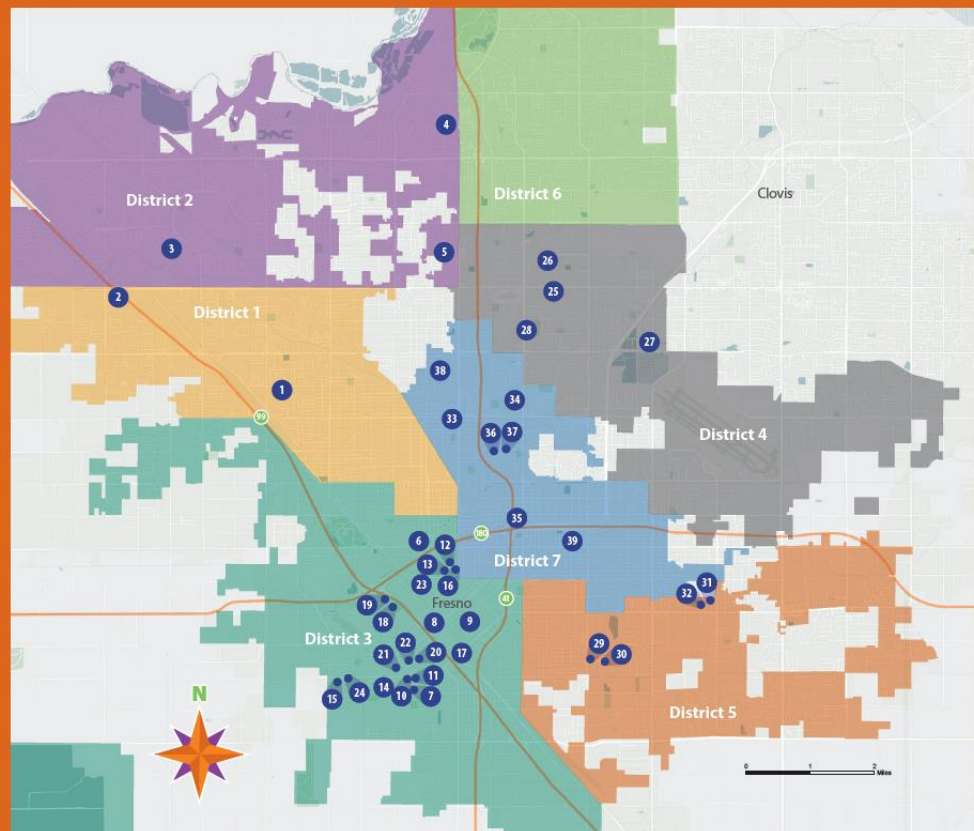
### District 5 — Luis Chavez

- |                  |                    |
|------------------|--------------------|
| 29 Cedar Courts  | 31 Inyo Terrace    |
| 30 Cedar Heights | 32 Pacific Gardens |

### District 7 — Nelson Esparza

- |                          |                              |
|--------------------------|------------------------------|
| 33 Blackstone & Simpson* | 37 Renaissance at Parc Grove |
| 34 Dayton Square         | 38 Villa del Mar             |
| 35 Monte Vista Terrace   | 39 Villages at Paragon*      |
| 36 Parc Grove Commons    |                              |

\* In Development



**District 1 — Brian Pacheco**

- 1 Biola Apartments
- 2 Bridges at Florence
- 3 Briarwood Court
- 4 Cardella Courts
- 5 DeSoto Gardens
- 6 Fairview Heights Terrace
- 7 Firebaugh Elderly
- 8 Firebaugh Family Apartments
- 9 Garland Gardens
- 10 Granada Commons
- 11 Helsem Terrace
- 12 Legacy Commons
- 13 Maldonado Plaza
- 14 Marcelli Terrace
- 15 Mariposa Meadows
- 16 Mendota Apartments
- 17 Mendota Farm Labor Housing
- 18 Mendoza Terrace
- 19 Renaissance at Trinity
- 20 Rio Villas
- 21 Rios Terrace
- 22 Rios Terrace II
- 23 San Joaquin Apartments
- 24 Sequoia Courts
- 25 Sierra Plaza
- 26 Sierra Terrace
- 27 Sierra Terrace (Upper)
- 28 Taylor Terrace
- 29 Yosemite Village

**District 2 — Steve Brandau**

- 30 Dayton Square Apartments
- 31 Pineedale Apartments
- 32 San Ramon Apartments
- 33 Solivita Commons\*
- 34 Villa del Mar
- 35 Villages at Barstow\*

**District 3 — Sal Quintero**

- |                            |                              |                                  |
|----------------------------|------------------------------|----------------------------------|
| 36 541 @ South Tower       | 43 Félix @ Glenn             | 50 Renaissance at Parc Grove IV* |
| 37 Blackstone and Simpson* | 44 Inyo Terrace              | 51 Renaissance at Santa Clara    |
| 38 Cedar Courts            | 45 Monte Vista Terrace       | 52 Villages at Broadway*         |
| 39 Cedar Heights           | 46 Pacific Gardens           | 53 Villages at Paragon*          |
| 40 Chinatown*              | 47 Parc Grove Commons        |                                  |
| 41 CityView @ Van Ness     | 48 Renaissance at Alta Monte |                                  |
| 42 Félix @ Calaveras       | 49 Renaissance at Parc Grove |                                  |

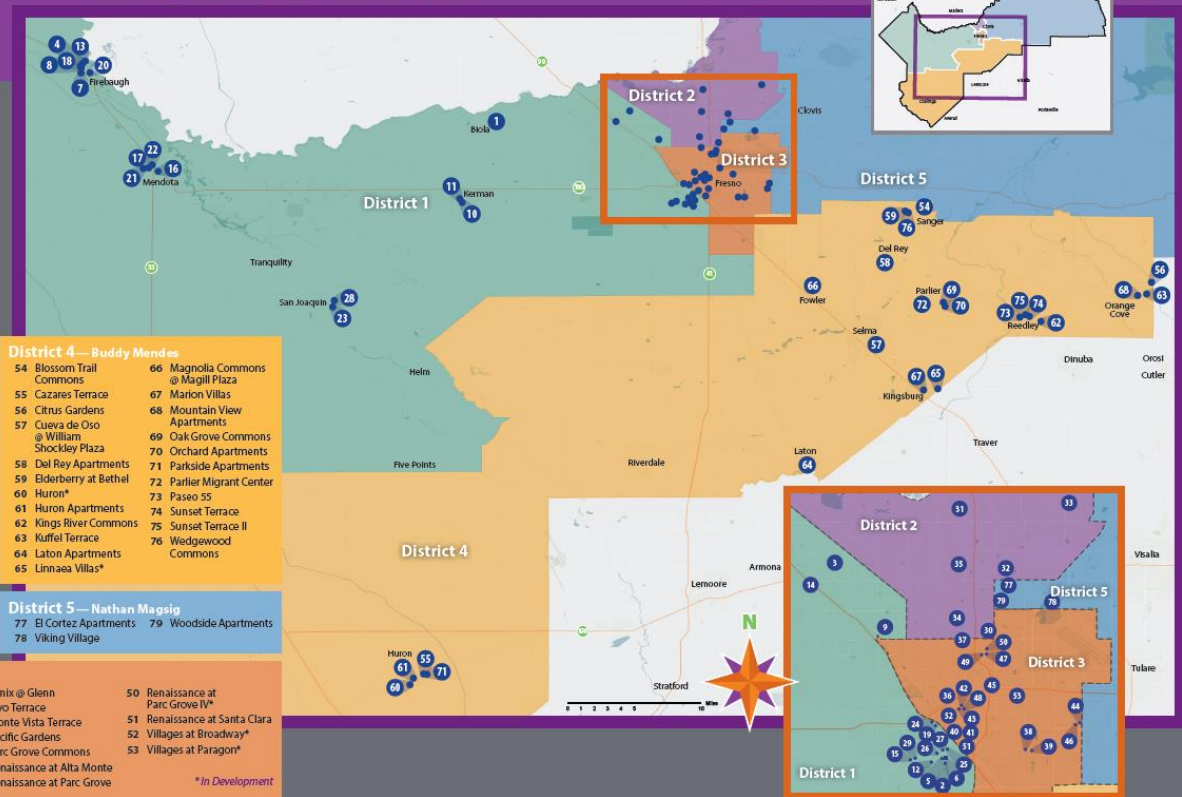
\* In Development

**District 4 — Buddy Mendes**

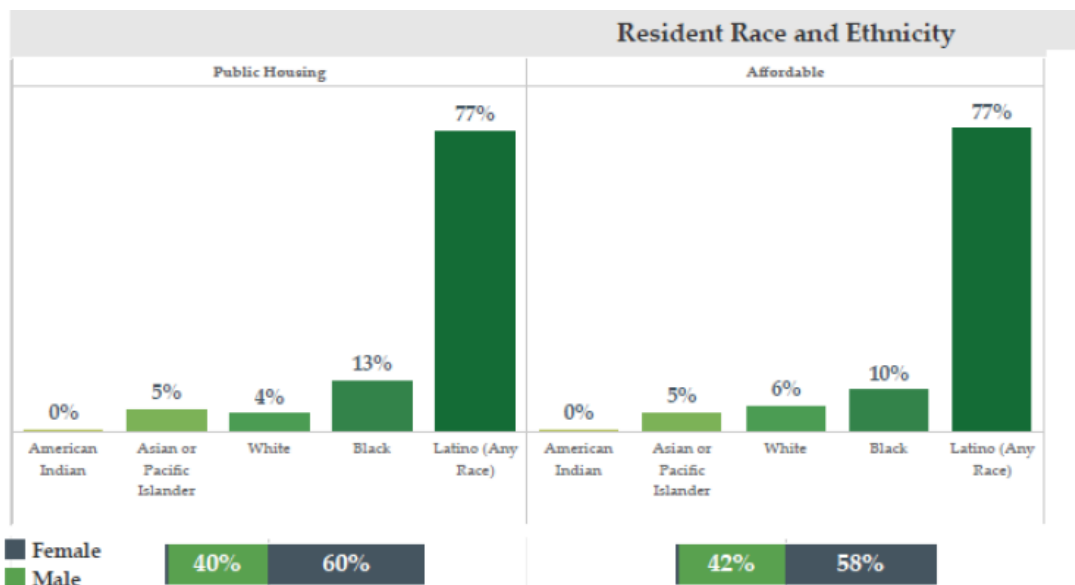
- |  |                                    |
|--|------------------------------------|
| 54 Blossom Trail Commons                 | 66 Magnolia Commons @ Magill Plaza |
| 55 Cazares Terrace                       | 67 Marion Villas                   |
| 56 Citrus Gardens                        | 68 Mountain View Apartments        |
| 57 Cueva de Oso @ William Shockley Plaza | 69 Oak Grove Commons               |
| 58 Del Rey Apartments                    | 70 Orchard Apartments              |
| 59 Elderberry at Bethel Huron*           | 71 Parkside Apartments             |
| 60 Huron Apartments                      | 72 Parlier Migrant Center          |
| 61 Kings River Commons                   | 73 Paseo 55                        |
| 62 Kuffel Terrace                        | 74 Sunset Terrace                  |
| 63 Laton Apartments                      | 75 Sunset Terrace II               |
| 64 Linnaea Villas*                       | 76 Wedgewood Commons               |

**District 5 — Nathan Maagis**

- |                         |                        |
|-------------------------|------------------------|
| 77 El Cortez Apartments | 79 Woodside Apartments |
| 78 Viking Village       |                        |



	Public Housing	Affordable
Families	988	2,348
Residents	2,894	6,986
% Elderly	8%	6%
% Disabled	10%	9%
% Non-Elderly Disabled	5%	6%
% Children	50%	48%
Family Size	2.9	3.0
Avg. Household Income	\$14,767	\$16,438





A young girl with dark skin and braided hair is the central focus. She has yellow and pink hair ties in her braids and is wearing a blue denim jacket over a light green shirt. She is smiling broadly, showing her teeth. In the background, a crowd of people is visible, including a woman in a red jacket and a person in a tan puffer jacket with a large red bow. The scene appears to be an outdoor event.

## Place Based Strategy

# Place Based Strategy

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- Services
- Access to Amenities
- On-Site Staff
- Personalization





# Programs

# Programs

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- LIPH
- Rural Development
- Tax Credit
- Project Based Rental Assistance (PBRA)
- Migrant Centers



# Program Inspections

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- LIPH – HUD, REAC
  - 1 to 3 years depending on REAC Score
- Rural Development – USDA, CTCAC, Section 8
  - USDA, Annual Inspection
  - Section 8, Annual Inspection
  - CTCAC, 1 to 3 Years depending on findings
- Tax Credit – CTCAC, Bank, HOME, Section 8
  - CTCAC, Every 1 to 3 years depending on findings
  - HOME, Annual Inspection
  - Quarterly reports to Banks plus annual file audits
- Project Based Rental Assistance – MOR, REAC
  - 1 to 3 years depending on scores
- Migrant Centers – OMS
  - Annual

# Low Income Public Housing (LIPH)

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- Subsidy is tied to the property and provided by HUD.
- In most cases resident's pay 30% of their income.
- Rent fluctuates as income fluctuates.
- Applicants must be at or below 80% AMI to qualify at move-in.
- Names are pulled from the Waitlist using a Lottery System.

# Rural Development (RD)

- Head of Household must make at least \$5,752.50 in annual income from Agricultural Labor and be a U.S. Citizen or Permanent Resident.
- Subsidy (RA) is tied to the property and is provided by USDA.
- Resident's pay 30% of their income towards rent if they income qualify and RA is available.
- Rent fluctuates with income for families receiving RA.
- Applicants/Residents must be at or below applicable RD income limits based on family size to qualify.
- RD Rules require that waitlist priority be given based on income levels; we sort by income level first, then pull in date and time order



# Tax Credit

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- Rents are based on unit size and income limits.
- The income limit is determined by family size.
- Applicant has to qualify for unit size and AMI.
- The rents are set and do not fluctuate with income changes.
- Subsidy is not built in to the program
- If not layered with any other program, we can subsidize the rent with a Tenant Based Voucher.
- Names are pulled from WL in date and time order.

# Project Based Section 8 (PBRA)

- Subsidy is tied to the property and provided by HUD.
- Resident's pay 30% of their income towards rent.
- Rent fluctuates as income fluctuates.
- Applicants must be at or below 50% AMI to qualify.
- Names are pulled from the WL through a lottery system



# Migrant Centers

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- Applicant must live more than 50 miles from the Migrant Center for a minimum of 90 days prior to opening day.
- Citizenship is not a requirement for this program.
- At least 50% of total annual household income must be from agricultural work.
- Residents pay a set daily rate as established by Office of Migrant Services (OMS).
- Preference is given to returning families who were housed for 90 days or more and return during the first three weeks of the season.

# Online Application Process PBRA and LIPH

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- Apply online via applicant portal.
- Applications are selected by lottery.
- Once selected from interest list site staff will contact applicant to conduct the eligibility and screening process.
- Once determined to be program eligible family is offered the next available unit.



# Paper Application Process

## Tax Credit, RD, Migrant Center and Market

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- Complete paper application and turn it into the property to be placed on the wait list.
- Applications are selected in date and time order (Income level for RD)
- Once selected from wait list site staff will contact applicant to conduct the eligibility and screening process.
- Once determined to be program eligible family will be offered the next available unit.



# Tax Credit PBRA Combo

## TAX CREDIT

3 Bedroom	Gross Rent	UA	Tenant Rent
30%	\$545	\$100	\$445
45%	\$817	\$100	\$717
50%	\$908	\$100	\$808
60%	\$1,090	\$100	\$990

## PBRA

	Gross Rent	UA	Tenant Rent
1 Bedroom	\$606	\$50	\$556
2 Bedroom	\$722	\$68	\$654
3 Bedroom	\$1,052	\$100	\$952
4 Bedroom	\$1,151	\$125	\$1,026

# Sample Leasing Report

Building 4									Applicant Name		Enter Dates						
Unit #	Type	Max AMIs	LIHTC	PBRA	ADA	HOME	SQ.FT	Floor	APPROVED, R=Returning (Pending Application)	Sent to QA	Sent back for corrections	C = Conditional App'd by QA	GSF - S= Sent, A=Approved	Paid Deposit	File Expiration	Move in Date	Notes
112	4x2	30%	LIHTC	PBRA	ADA	HOME	1355										
113	3x2	40%	LIHTC	PBRA			1178										
114	2x2	30%	LIHTC			HOME	907										
115	2x2	40%	LIHTC			HOME	907										
116	1x1	55%	LIHTC	PBRA			705										
117	3x2	55%	LIHTC	PBRA			1178										
118	1x1	40%	LIHTC	PBRA	ADA	HOME	705										
119	2x2	40%	LIHTC	PBRA			907										
120	1x1	45%	LIHTC	PBRA			705										
121	3x2	30%	LIHTC			HOME	1178										
122	1x1	40%	LIHTC	PBRA			705										
123	2x2	60%	LIHTC	PBRA			907										
124	2x2	40%	LIHTC			HOME	907										
125	3x2	60%	LIHTC	PBRA	ADA		1178										
126	4x2	55%	LIHTC	PBRA	ADA		1355										
212	3x2	60%	LIHTC	PBRA													
213	3X2	40%	LIHTC			HOME	1178										



# Questions?



# Housing Choice Voucher Program

*September 15, 2020*

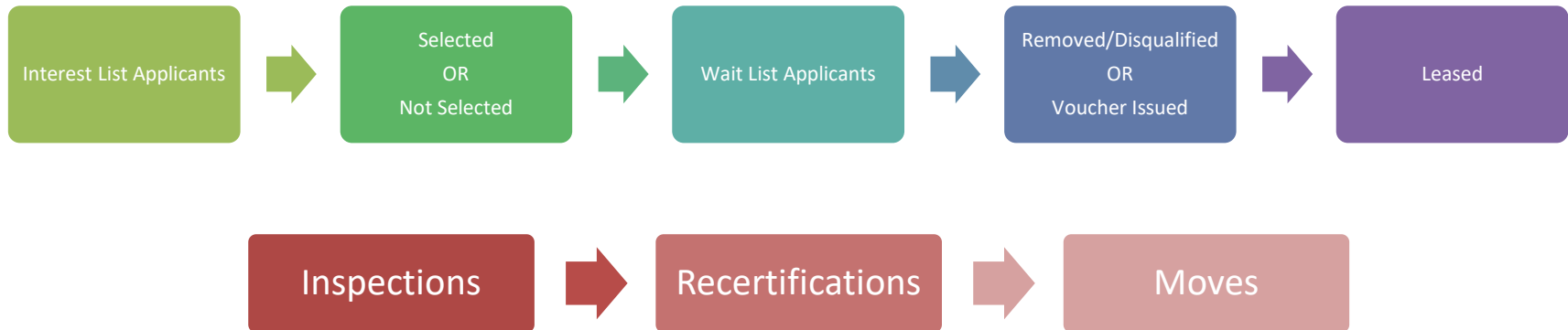


**FRESNO** VIBRANT  
COMMUNITIES  
QUALITY HOUSING **HOUSING** ENGAGED  
RESIDENTS

# Housing Choice Department

## *Program Overview*

The Housing Choice Voucher Program assists very low-income families, the elderly, and the disabled by providing quality housing in the private market.



# Housing Choice Department

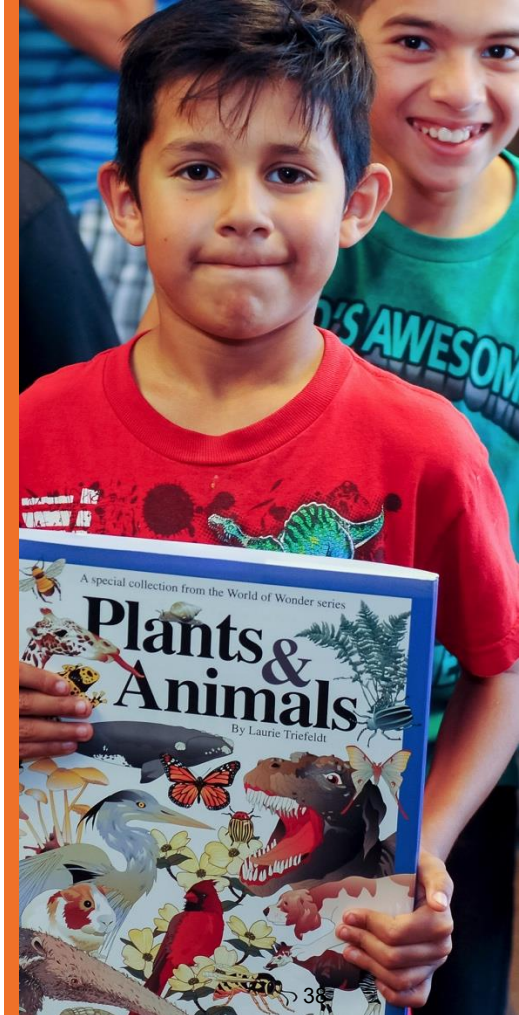
## *Voucher Programs*

### HCV City Program

6,312	HCV Regular
194	FUP
279	PBV
446	VASH
7,231	Total City

### HCV County Program

5,623	HCV Regular
237	FUP
29	PBV
0	VASH
5,652	Total County



# HCV Household Demographics

	Vouchers
Families	12,614
Residents	34,331
% Elderly	8%
% Disabled	17%
% Non-Elderly Disabled *	11%
% Children	47%
Family Size	2.7
Avg. Household Income	\$14,267

\* Percent of household members <62 years old and disabled

## Voucher Holder Race/Ethnicity

8%	1%	12%	26%	54%
Asian or Pacific Islander	American Indian	White	Black	Latino (Any Race)

## Fresno County Race/Ethnicity

0%	0%	2%	10%	30%	5%	52%
Pacific Islander	American Indian	Multiple Races	Asian	White	Black	Latino (Any Race)

# Housing Choice Department

## *Interest/Waitlist Overview*

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- Interest List Openings: typically occur in the Spring
  - Via the online applicant portal
- Selection from the Interest List
  - Lottery system in order of preferences selected
  - Incremental Draws: as needed to maintain utilization
  - Final Draws: typically at the end of the year
- Preferences
  - The PHA may, but is not required to, establish a system of preferences for the selection of families admitted to the program



# Housing Choice Department

## *Interest/Waitlist Overview*

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- Preferences (continued)
  - Preferences are optional for PHAs and must be stated in the PHA's administrative plan
  - A preference system must comply with fair housing and nondiscrimination laws
  - Preference definitions should be simple for applicants to understand and verify
  - PHAs may limit the number of applicants that may qualify for a local preference
- Restrictions – A PHA may not adopt a preference for admission of:
  - Higher income families over lower-income families
  - Families who agree to participate in the family self-sufficiency program

# Housing Choice Department

## *Preferences*

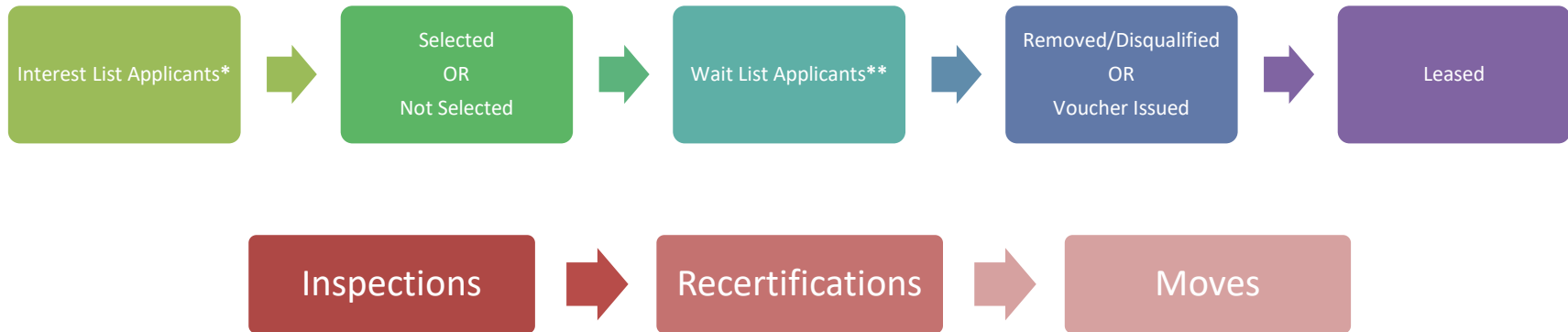
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Preference	Description
Disabled or Elderly Preference	The elderly/disabled preference applies if the head, spouse or co-head is person who is age 62 or older and/or disabled.
Residency Preference	The applicant must live in Fresno County, or at least one member must work, or have been recently hired to work in Fresno County. Or, at least one member of the family is enrolled in a Fresno Institution of higher education.
Veteran Preference	The head or spouse is a US Veteran, or surviving spouse of a veteran.

# Housing Choice Department

## *Program Overview*

The Housing Choice Voucher Program assists very low-income families, the elderly, and the disabled by providing quality housing in the private market.



*\*Applicant claims preferences on pre-application; \*\*Preferences are verified by FH.*

# Housing Choice Department

## *Limited Preferences*

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These vouchers are targeted for families/individuals in homeless assistance programs and/or initiatives; or special purpose voucher programs, when necessary to prevent homelessness or promote ending homelessness, based on referrals from identified agencies with whom FH would partner.

# Housing Choice Department

## *Displacement Referrals*

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FH has adopted other allowable federal preferences. These preferences are subject to the approval of the Executive Director. Vouchers may be issued subject to availability as referred by local government officials.

- Persons displaced as the result of a government-declared natural disaster
- Persons displaced as the result of government action
- Victims under VAWA Reauthorization Act of 2013
- Victims under witness protection programs

Standard eligibility process applies to all referred.

# Leasing Intake Overview

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- Post Selection

Efficiencies added after COVID

- New online applicant intake via Rent Café resulted in higher than average response rates
- Paper applications for reasonable accommodation purposes
- Background Checks: Identity verification is performed virtually
- Background Checks: Faster results from vendor with use of new search engine
- Virtual Briefings and RFTA/Voucher Issuance
- Landlord Outreach & Education

# Annual Activities

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- Inspections – conducted at move-in, annually, special/complaint
  - Efficiencies added after COVID
    - Remote Virtual Inspections
    - Owner self-certification
- Annual Recertifications – completed annually
  - Quadel Contract in progress for catch up and training additional staff
- Interim Certifications – completed for loss or reduced income & household changes
  - Adoption of HUD waivers to use client-provided documentation as the highest level of income verification
- Moves and Portability
  - Landlord Outreach & Resident Services



# Landlord Incentive Signing Bonus Program (Proposed)

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- The temporary COVID-19 Signing Bonus Program would provide a financial incentive to encourage property owners to rent residential units to all HCV Program residents.
- Under the Signing Bonus Program, FH will provide a bonus payment to new and existing property owners with units located in FH's jurisdiction that are rented to Eligible Tenants.
- The Signing Bonus Program will begin with Requests for Tenancy Approvals (RFTA) received after a date has been determined and will expire in December of 2020.
- Bonuses are to be paid upon execution of HAP Contract and tenant move-in by the expiration date.

# Questions?

# HCV Housing Mobility Plan

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- Develop a Regional Mobility Plan
  - Plan, Design, & Resource Development for Services
  - Implementation of Services through Randomized Design
  - Data Collection
  - Analysis of Service Engagement & Move Outcomes
- Technical Assistance & Evaluation
  - Creating Moves to Opportunity (CMTO)
- Agency Impact
  - Funding Opportunities
  - Policy Implications

# Questions?

# Moving to Work (MTW) Program

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- Currently 39 authorized MTW Public Housing Agencies (PHAs) with 100 additional PHAs soon to be added to the program
- Offers PHAs the opportunity to design and test innovative, locally-designed housing and self-sufficiency strategies and more cost-effective program administration
- Allows PHAs exceptions to certain public housing and HCV rules and to use funds flexibly
- Fresno Housing has been invited to apply under MTW Expansion Cohort #2, which requires specific Rent Reform policies be tested

# Questions?