



Boards of Commissioners Update

November 2020

Boards of Commissioners Update – November 2020

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BOARD UPDATE

O (559) 443-8400

F (559) 445-8981

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

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

DATE: November 10, 2020

AUTHOR: Lyric Aguigam

FROM: Preston Prince, CEO/Executive Director

SUBJECT: Update on the 2021 Annual Plan

Executive Summary

The purpose of this memo is to provide the Boards of Commissioners with an update on Fresno Housing's 2021 Annual Plan.

The 2021 Annual Plan is due to HUD on January 16, 2021. On November 3, 2020, the Annual Plan draft was made available to the public for a 45-day comment period. To view the 2021 Annual Plans, please visit:

<http://fresnohousing.org/about/agencyplans/pha>

As a reminder, FH includes any and all potential 2021 activities in the Annual Plan in order to minimize the amount of amendments necessary. If, at any time, the Agency begins a project that is not listed in the Annual Plan, a significant amendment and another 45-day public comment period would be needed, thus it is advantageous to include all potential activities.

A public hearing will be held on the Annual Plan at the FH Board of Commissioners Meeting on December 15th, 2020 at 5:00pm.

BOARD UPDATE

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TO: Boards of Commissioners

Fresno Housing Authority

DATE: November 10, 2020

AUTHOR: Emily De La Guerra

FROM: Preston Prince, CEO/Executive Director

SUBJECT: Update on FH Operations during COVID Pandemic

Executive Summary

The purpose of this update is to provide information to the Boards of Commissioners regarding Fresno Housing's response to the coronavirus (COVID-19) pandemic.

Beginning in early March, Fresno Housing (FH) began to adjust its operations in response to COVID-19. Following guidance from federal, state and local agencies, the Agency quickly and thoughtfully adapted policies and procedures in order to ensure our staff, clients, and residents remain safe and healthy while still providing services that are deemed essential to our community. Fresno Housing is currently operating under Phase Two of its COVID Operations Plan (see attached). Under the current protocols, the FH Central Office and property offices remain closed to the public. Some community building at FH properties have reopened on a limited basis to accommodate partners providing tutoring and school support during virtual, distance learning. Staff capacity at all offices are limited to 25% to 50% of capacity at any given time. Staff capacity is monitored and communicated on a daily basis through a dashboard, which includes a specific manager who is designated the "Leader on Duty" to ensure leadership availability and oversight (see attached) for those working in the office. Maintenance workers have returned to their site, with appropriate PPE, training and protocols in place, to provide service to residents. Inspections staff continue to provide virtual inspections, as well as in-person inspections on as needed basis (with appropriate PPE, training and protocols). Communication channels continue to be open with residents including multiple, dedicated email addresses, FH-operated call center and a 24-hour emergency line.

Due to the continued rise in COVID cases across Fresno County, as well as uncertainty around school re-openings, FH expects to stay in Phase Two of its COVID Operations Plan through the remainder of 2020. Staff is already planning for Phase Three of its operation plan, which may begin sometime in 2021. This may include increasing staff capacity at certain offices, as well as opening offices and community centers to the public on a very limited basis. Staff will continue to update the Boards of Commissioners on the COVID operations plan in 2021.

COVID Operations Plan

Phase Two: Limited Return to Offices (start date 6/15/20)

ADMINISTRATIVE CONTROLS

- 1) Offices will remain closed to the general public, except for employees.
- 2) Staff capacity in offices should be limited to 25% to 50% depending on department and office space set up. See attached CO Floor Plans for available seating.
- 3) Maximize teleworking/alternative work schedule where possible.
- 4) For employees coming into the office, stagger shifts, start time and lunch/break time to prevent employees from congregating in groups
- 5) Social distancing (6 ft. or more separation) must be adhered to by all staff.
 - Brief encounters are OK. People can pass each other.
 - Employee workstations must be at least 6 ft. apart and/or separated by barrier
 - Teleconference where possible
 - No congregation in break rooms, kitchens, copiers, printers
 - Conference rooms will be closed for in-person meetings. Meeting should continue over Teams
- 6) Employees must wear face masks when proper social distancing measures are difficult to maintain (i.e. when walking around the building, at the printer, using the restroom, interacting with coworkers)
- 7) Limit travel to essential only
- 8) Disinfection schedule (personal space, equipment, building)
- 9) Social Distance Training
- 10) Conduct Daily Health Screenings before coming to work (self-certification and monitoring)
- 11) Continue flexible HR Policies (teleworking, flexible leave policies for sick workers, child care, etc.)

FACILITIES CONTROLS

- 1) Increase air flow and filtration (HVAC)
- 2) Designated points of entry and exit (enter through the back door, exit through the board room door). Front door to the lobby will be closed to employees to prevent public interaction.

- 3) Additional Signage (social distancing, hygiene, wear your mask) throughout at the building and as employees enter the building
- 4) Sanitation Stations
- 5) Floor markings/traffic control in hallways and congregation areas (break room, copier, printer, mail rooms)
- 6) Remove any non-essential, high-touch equipment. If possible, replace with hands-free, automated equipment

PPE

- 1) Facemasks required for all employees in the building
- 2) Maintenance and Inspectors will have a separate list of required PPE for using in the field.

Central Office	Remote	LOD Schedule
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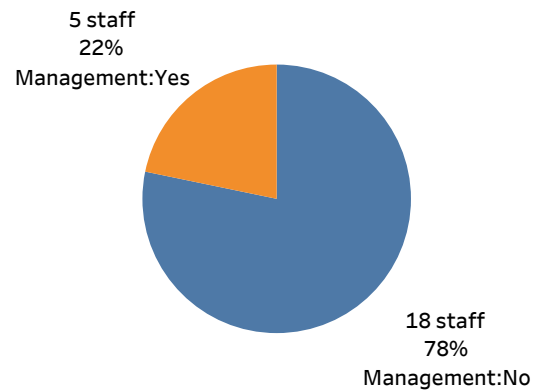
3 day LOD at CO	
11/3/2020	Rushdan, Jomar
11/4/2020	Boren, Quincy
11/5/2020	Cobarrubias, Kenneth
11/6/2020	Loewen, Carol

<u>Available</u> for Leader on Duty	
Last, First	November 4, 2020
Cobarrubias, Kenneth	1
Duarte, Michael	1
Rushdan, Jomar	1
Wood, Arlene	1

By Floor	
	11/4/2020
Central Office, First Floor (Max 21)	7
Central Office, Second Floor (Max 31)	11
Central Office, Third Floor (Max 27)	5
Grand Total	23

By Department		
		11/4/2020
Central Office, First Floor (..	HCV	7
Central Office, Second Floor (Max 31)	HCV	1
	Prop M..	1
	RED	6
	Res Emp	3
Central Office, Third Floor (Max 27)	Null	1
	Act	2
	Comm	1
	Exec	1
Grand Total		23

Management Ratio



Phase 2 at CO	
Last, First	11/4/2020
Aguilar, Crystal	1
Aldape, Crystal	1
Bunn, Frances	1
Chavez, Antonette	1
Cobarrubias, Kenneth	1
Conley, Michael	1
Cruise, Ahjah	1
Duarte, Michael	1
Gonzalez, Brandon	1
Johnson, Minnita	1
McIntosh, Marcella	1
Moua, My	1
Prince, Preston	1
Reppe, Craig	1
Rodriguez, Eduardo	1
Rushdan, Jomar	1
Scheitrum, Sheila	1
Schwartz, Lela	1
Sou, Sang	1
Souvannasane, Latsany	1
Walls, Lucinda	1
Wood, Arlene	1
Yang, Say	1
Grand Total	23

Central Office	Remote	LOD Schedule
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Phase 2 Remote Sites

Pivot Field Values (group)	Last, First	
Count Tomorrow		29
Alta Monte	Miller, Abby	1
Blossom Trail	Pulido, Gloria	1
Cedar Courts	Gonzalez, Valentin	1
	Henson, Nicole	1
	Lozano, Lauro	1
	Weese, Lowella	1
City Sites	Ramos, Samuel	1
El Puente	Gallegos, Eliseo	1
Firebaugh	Robison, Laura	1
FVSS	Rodriguez, Marcelino	1
	Serrano, Jose	1
Huron	Rasbeary, Jeffrey	1
Inyo/Pacific Gardens	Camarillo, Jose	1
Mariposa/Yosemite	Zavala, Jesse	1
Oak Grove	Maldonado, Rosalie	1
Pacific / Inyo	Yang, Yia	1
Parlier	Alonso, Elena	1
PG Vets/Monte Vista	Colbert, Reginald	1
	Lopez Morales, Jose	1
Pinedale	Garcia, Jonathan	1
	Vanderdussen, Jeffrey	1
Renaissance	Pineda, Esteven	1
Santa Clara	Benavidez, Theresa	1
	Lopez, Maria	1
Sequoia Court	Beltran, Melva	1
	Long, Wendi	1
Sequoia/Biola	Franco, Nicolas	1
Trinity	Williams, Chantal	1
Yosemite	Vang, Phoua	1

Central Office	Remote	LOD Schedule
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Is a Leader on Duty Scheduled for the CO?

November							
3 Tue	4 Wed	5 Thu	6 Fri	9 Mon	10 Tue	12 Thu	16 Mon
Yes	Yes	Yes	Yes	Yes	Yes		

CO Leader on Duty Schedule and Availability

	November							
	3 Tue	4 Wed	5 Thu	6 Fri	9 Mon	10 Tue	12 Thu	16 Mon
Boren, Quincy		LOD			Available			Available
Cobarrubias, Kenneth	Available	Available	LOD		LOD	Available	Available	Available
Coulter, Robert			Available			LOD		
Duarte, Michael		Available						
Ibarra, Aurora			Available	Available				
Loewen, Carol				LOD				
Mangum, Tiffany	Available							Available
Rodriguez Villanueva, Edgar			Available					
Rushdan, Jomar	LOD	Available	Available	Available				Available
Wood, Arlene		Available						

BOARD UPDATE

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www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

DATE: November 10, 2020

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 September Housing Assistance Payments (HAP) and leasing activities, and projections for the remainder of 2020.

Leasing Update

Staff continue to review applicant files and issuing vouchers remotely. Applicants are updating their information via the new online Rent Café intake system and staff are processing applicant files remotely through Rent Café. The online video briefings and associated informational guides are being accessed by applicants, and applicants are meeting with FH Staff for phone briefings, as needed. Extensions on search timelines for families who currently hold a voucher are granted to mitigate some of the challenges families may be experiencing related to COVID-19. The department also continues its landlord outreach strategies to recruit potential landlords who would provide leasing opportunities for our families.

Staff continues to evaluate ways to add efficiencies to the leasing process, including meeting with existing and potential vendors to streamline leasing activities for applicants and FH staff. The Housing Choice Voucher (HCV) and IT departments are also exploring software that will simplify the document-signing process for applicants.

With the availability of CARES Act funding for the HCV program, staff are strategizing on eligible uses of funds to increase and facilitate leasing during the pandemic. Some strategies explored include landlord incentives, housing navigation, and housing retention services. As part of that strategy, staff recently conducted an analysis of HAP expenses and subsequently increased the payment standards for all bedroom sizes, to better align with fair market rents and provide additional purchasing power, particularly for those families currently searching for housing.

City HCV

HAP expenditures for the month of September are projected to be \$4,240,632 with a HAP utilization rate for the month of September of 98.4%. The overall projected HAP utilization rate is 97.9%, which would earn the Agency maximum points for leasing under SEMAP. As part of COVID waivers granted to PHAs across the nation, HUD informed our agency that we could use 2019 SEMAP score for the 2020 reporting year (which was High Performer) due to pandemic related delays and we elected to do so. Staff continues to use the SEMAP scoring factors as a guide to self-monitor program performance.

Voucher utilization for the month of September was 97.2% with an overall projected voucher utilization for CY 2020 of 97.9%.

County HCV

HAP expenditures for the month of September are projected to be \$3,301,240 with a HAP utilization rate for the month of September of 99.8%. The overall projected HAP utilization rate is 98.4%, which would earn the Agency maximum points for leasing under SEMAP. HUD informed our agency that we could use 2019 SEMAP score for the 2020 reporting year (which was High Performer) due to pandemic related delays and we agreed to do so. Staff continues to use the SEMAP scoring factors as a guiding tool to self-monitor program performance.

Voucher utilization for the month of September was 96.4% with an overall projected voucher utilization for CY 2020 of 96.9%.

HCV Leasing and Spending Projection

CA006 Two-Year Voucher Forecasting Summary

11/10/2020

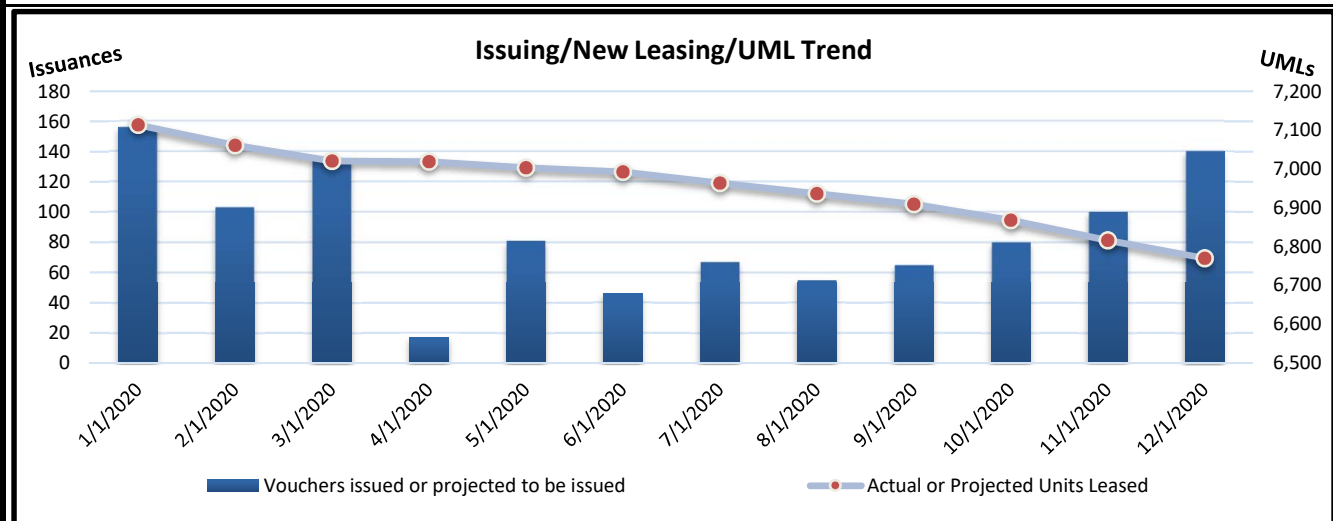
Prepared for: City Board of Commissioners

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 \$1,155,217, or 2% 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)	
55%	7.8%	Leased in	Percent
		0-30 Days	8%
2020 PUC		31-60 Days	25%
(Average monthly cost of a voucher - 2020)		61-90 Days	20%
\$607		91-120 Days	16%
		121-150 Days	31%

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 (97.9%) or dollars (97.7%) is 97.9%, indicating full leasing indicator points in SEMAP. This estimate has been adjusted for VASH.

CA006 Summary

HAP expenditures for September are projected to be \$4,240,632 with a monthly HAP utilization rate of 98.4%. Voucher utilization for the month of September was 97.2% with an overall projected voucher utilization rate for CY 2020 of 97.9%. These utilization rates have been adjusted for VASH.

HCV Leasing and Spending Projection

CA028 Two-Year Voucher Forecasting Summary

11/10/2020

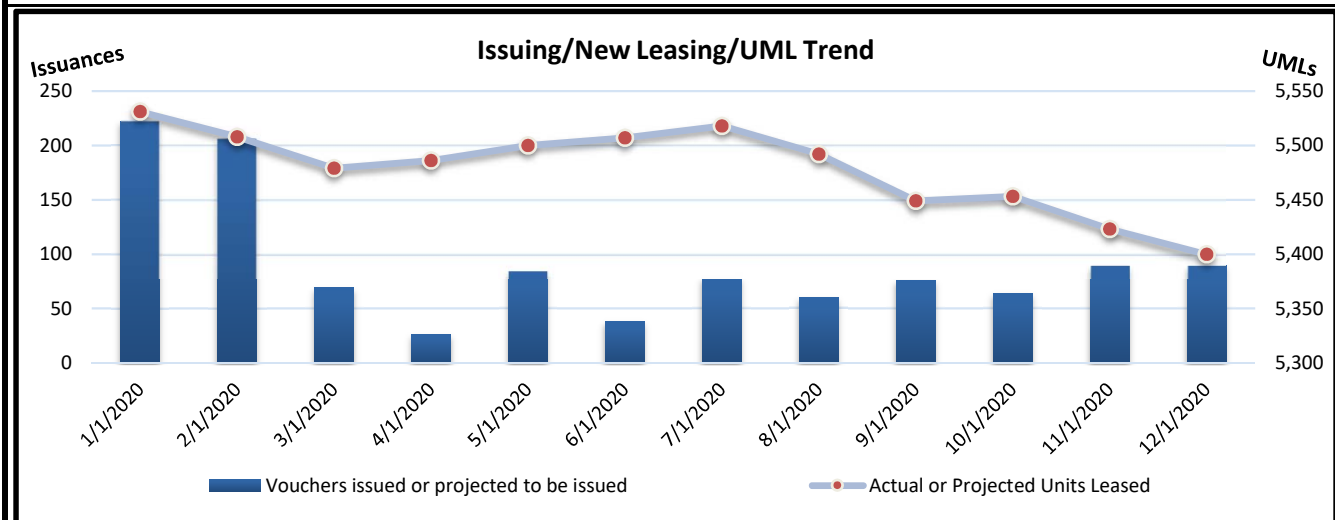
Prepared for: County Board of Commissioners

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 \$640,744, or 1.6% 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)	
55%	7.3%	Leased in	Percent
		0-30 Days	8%
2020 PUC		31-60 Days	25%
(Average monthly cost of a voucher - 2020)		61-90 Days	20%
\$594		91-120 Days	16%
		121-150 Days	31%

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 (98.4%) is 98.4%, indicating full leasing indicator points in SEMAP. This is an estimate.

CA028 Summary

HAP expenditures for September are projected to be \$3,301,240 with a monthly HAP utilization rate of 99.8%. Current voucher utilization for the month of September was 96.4% with an overall projected voucher utilization rate for CY 2020 of 96.9%.

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TO: Boards of Commissioners

Fresno Housing Authority

DATE: November 10, 2020

AUTHOR: Lyric Aguigam

FROM: Preston Prince, CEO/Executive Director

SUBJECT: Update on the Moving to Work Application

Executive Summary

The purpose of this memo is to give the Boards of Commissioners an update on Fresno Housing's application for the Moving to Work (MTW) demonstration.

The second resident/participant meeting took place on November 2, 2020, and focused on the Agency's rent reform plan. On November 3, 2020, the draft MTW application and plan was made available for public comment. The public comment period will last until December 3, 2020. To view Fresno Housing's MTW Plan draft, please visit Fresno Housing's MTW webpage:

<http://fresnohousing.org/mtw>

In addition to the draft plan, the website contains links to the recordings of the two resident meetings and the FAQs.

Residents, community members and staff have been advised to send any comments or feedback to mtw@fresnohousing.org. A public hearing will also be held at the regularly scheduled, Boards of Commissioners meeting on November 17, 2020 where members of the public, residents and Commissioners are welcome to make public comment on the draft application. The Boards will be asked to consider and approve the MTW application on December 15, 2020, as the application is due to HUD on January 8, 2021.

BOARD UPDATE

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TO: Boards of Commissioners

Fresno Housing Authority

DATE: November 10, 2020

AUTHOR: Emily De La Guerra

FROM: Preston Prince, CEO/Executive Director

SUBJECT: Fresno Housing Operating Budget as of September 30, 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 September 30, 2020. The attached financial report shows the consolidation of all Agency operational budgets combined into six divisions. The operational budgets were previously combined into seven divisions. In order to increase transparency and further streamline reporting, staff have changed the reporting structure to now combine Instrumentalities (Inst) and Real Estate Development (RED) into one division (RED), split Resident Empowerment Services (RES) and Homeless Initiatives (HI) into two separate divisions and combine Housing Management (HSM) and Unrestricted Properties (UP) into a single division (HSM). 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 September, total revenues are \$33.2 million, which is \$1.3 million less than anticipated. However, total operating expenses are \$2.5 million less than budgeted at \$24.7 million through September. This puts net operating income at \$4.9 million, which is \$1.2 million better than budgeted. As of September, the Agency has added \$1.9 million in unrestricted reserves, which is \$304 thousand better than budgeted at this point in the year. The variance in unrestricted net income is mainly due to expense reductions across the Agency and the timing of Developer Fee payments.

OPERATING BUDGET

TOTAL INCOME

TOTAL EXPENSES

NET OPERATING INCOME

TOTAL NON-OPERATING EXPENSES

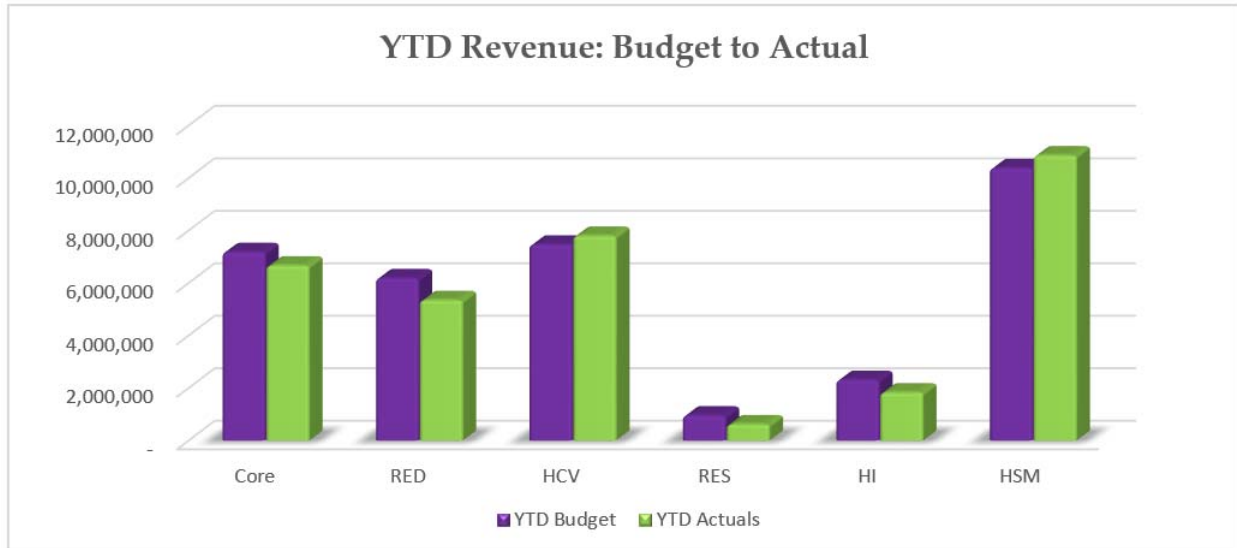
NET INCOME

UNRESTRICTED NET INCOME

Fresno Housing Authority			
	Annual Budget	YTD Budget	YTD Actuals
TOTAL INCOME	44,702,882	34,502,973	33,163,156
TOTAL EXPENSES	41,945,895	30,788,316	28,297,783
NET OPERATING INCOME	2,756,987	3,714,657	4,865,373
TOTAL NON-OPERATING EXPENSES	1,951,123	1,463,342	1,628,476
NET INCOME	805,864	2,251,315	3,236,897
UNRESTRICTED NET INCOME	(14,874)	1,551,220	1,855,199

#

Agency Revenue



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

RED - Real Estate Development: Real Estate Development, Construction Management departments and wholly-owned subsidiaries of the Agency, including HRFC, HSIC, and Silvercrest

HCV - Housing Choice Voucher programs

RES - Resident Empowerment Services: Resident Services

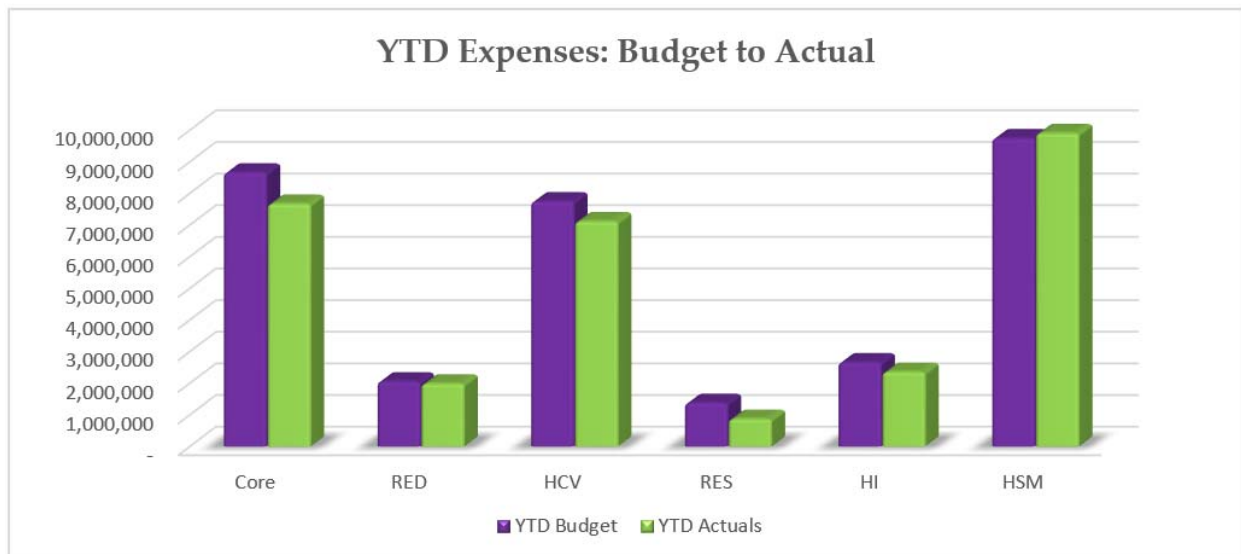
HI - Housing Initiatives or Homeless Programs

HSM - Housing Management: Agency-owned properties, including subsidized properties (public housing, farm labor and migrant properties) and non-subsidized properties, including Dayton, Woodside, El Cortez, and San Ramon

- Overall, year-to-date revenue is \$33.2 million, or 4% less than the year-to-date budget, largely due to a modest 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 September, 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:** No Developer fees were received in September. Staff anticipates the developer fees for Trailside Terrace and Fenix @ Lowell will be received in the 4th Quarter of 2020.
- **RES & HI:** 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

RED - Real Estate Development: Real Estate Development, Construction Management departments and wholly-owned subsidiaries of the Agency, including HRFC, HSIC, and Silvercrest

HCV - Housing Choice Voucher programs

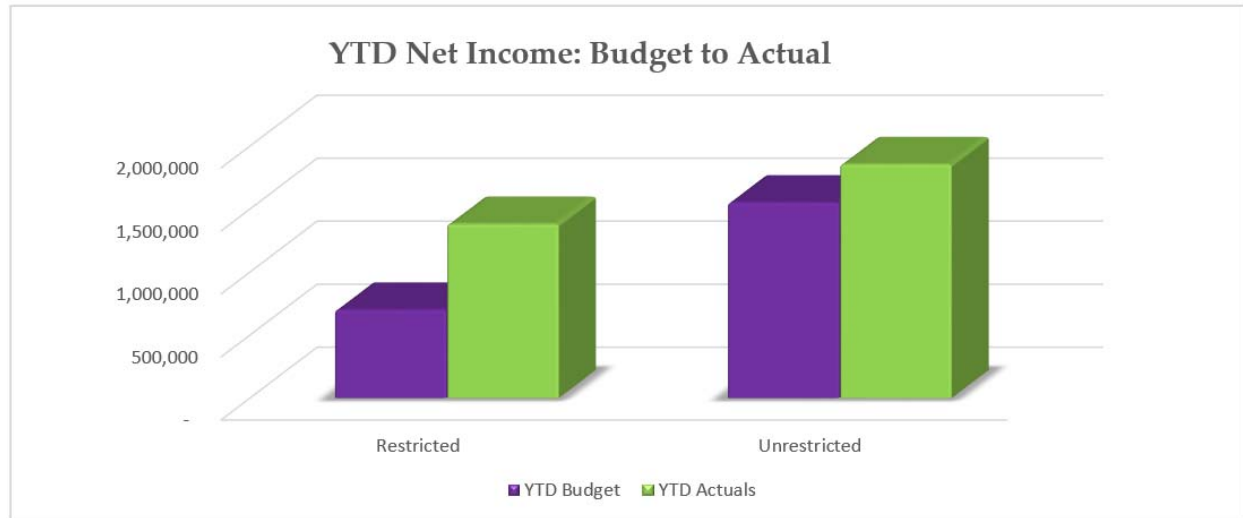
RES - Resident Empowerment Services: Resident Services

HI - Housing Initiatives or Homeless Programs

HSM - Housing Management: Agency-owned properties, including subsidized properties (public housing, farm labor and migrant properties) and non-subsidized properties, including Dayton, Woodside, El Cortez, and San Ramon

- Overall, year-to-date operating expenses are \$28.3 million and non-operating expenses are \$1.6 million, which together are about 7% lower than budgeted.
- **Agency-wide:** Payroll Expenses are approximately \$1.2 million (8%) lower than anticipated due to delays in hiring new and backfill positions.
- **Agency-wide:** Administrative Expenses are approximately \$1.1 million (12%) lower than budgeted across the Agency. As the year ends, IT Services, Professional & Consulting Fees and Administrative Contract costs will increase as planned expenses are incurred.
- **HI:** 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 \$304 thousand higher than budgeted as of September 2020, mainly due to hiring delays.
- Restricted net income is approximately \$682 thousand higher than budgeted due to increased public housing operating subsidy revenue within the Housing Management Division, increased Administrative Fee Revenue and lower payroll expenses within the Housing Choice Voucher program.

Fresno Housing Authority
Financial Results as of September 30, 2020

	Core			RED			HCV			RES			HI			HSM			Fresno Housing Authority		
	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,835,391	5,876,543	6,185,638	7,835,391	5,876,543	6,185,638
INTEREST INCOME	90,000	67,500	35,057	800,000	600,000	300,000	-	-	1,567	-	-	-	-	-	-	-	-	-	890,000	667,500	336,624
OTHER INCOME	950,000	712,500	258,289	170,000	127,500	268,138	800	600	2,499	704,346	528,260	546,747	195,086	146,315	165,894	402,867	302,150	657,394	2,423,099	1,817,324	1,898,961
ADMIN & MANAGEMENT FEE INCOME	8,539,951	6,404,963	6,379,939	80,000	60,000	11,117	-	-	-	-	-	-	-	-	-	-	-	-	8,619,951	6,464,963	6,391,056
DEVELOPER FEE INCOME	-	-	-	5,903,245	5,403,245	4,775,712	-	-	-	-	-	-	-	-	-	-	-	-	5,903,245	5,403,245	4,775,712
HUD GRANT INCOME	-	-	-	-	-	-	9,909,331	7,431,998	7,779,904	575,916	431,937	75,733	2,808,090	2,106,068	1,016,828	4,314,643	3,235,982	3,222,001	17,607,980	13,205,985	12,094,466
OTHER GRANT INCOME	-	-	-	-	-	-	50,000	37,500	21,449	-	-	1,423	83,025	62,269	654,333	1,290,191	967,643	803,496	1,423,216	1,067,412	1,480,700
TOTAL INCOME	9,579,951	7,184,963	6,673,285	6,953,245	6,190,745	5,354,967	9,960,131	7,470,098	7,805,419	1,280,262	960,197	623,902	3,086,201	2,314,651	1,837,054	13,843,092	10,382,319	10,868,529	44,702,882	34,502,973	33,163,156
EXPENSES																					
PAYROLL EXPENSES	7,457,856	5,346,709	4,833,093	1,669,232	1,196,711	1,327,362	6,145,105	4,405,568	3,942,378	1,217,801	873,070	707,551	720,216	516,339	459,816	3,079,029	2,207,427	2,045,049	20,289,239	14,545,824	13,315,250
ADMINISTRATIVE EXPENSES	3,697,510	2,773,133	2,176,871	1,122,042	841,532	615,615	4,367,866	3,275,900	2,969,557	331,834	248,876	155,394	419,254	314,440	300,275	2,213,899	1,660,424	1,799,918	12,152,405	9,114,304	8,017,630
TENANT SERVICES EXPENSES	50,504	37,878	28,250	5,000	3,750	-	-	-	85	335,620	251,715	-	2,439,578	1,829,684	1,591,637	338,222	253,667	153,249	3,168,924	2,376,693	1,773,221
UTILITY EXPENSES	172,145	129,109	129,093	-	-	-	-	-	87,646	-	-	-	-	-	-	2,120,178	1,590,133	1,645,427	2,292,323	1,719,242	1,862,166
MAINTENANCE EXPENSES	459,118	344,339	478,667	5,000	3,750	39,520	81,969	61,477	114,957	5,600	4,200	11,133	4,420	3,315	7,764	2,899,664	2,174,748	2,252,281	3,455,771	2,591,828	2,904,323
TAXES & INSURANCE EXPENSES	40,364	30,273	29,235	15,100	11,325	7,266	7,353	5,515	5,370	-	-	1,717	-	-	-	524,416	393,312	381,605	587,233	440,425	425,193
TOTAL EXPENSES	11,877,497	8,661,440	7,675,210	2,816,374	2,057,068	1,989,763	10,602,293	7,748,459	7,119,992	1,890,855	1,377,860	875,795	3,583,468	2,663,778	2,359,492	11,175,408	8,279,711	8,277,530	41,945,895	30,788,316	28,297,783
NET OPERATING INCOME	(2,297,546)	(1,476,477)	(1,001,925)	4,136,871	4,133,677	3,365,204	(642,162)	(278,360)	685,427	(610,593)	(417,664)	(251,893)	(497,267)	(349,128)	(522,438)	2,667,684	2,102,608	2,590,999	2,756,987	3,714,657	4,865,373
NON-OPERATING EXPENSES																					
TOTAL NON-OPERATING EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,226,026	919,520	1,100,771	1,226,026	919,520	1,100,771
TOTAL FINANCING EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	725,097	543,823	527,706	725,097	543,823	527,706
TOTAL ADJUSTMENTS & OPERATING TRANSFERS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL NON-OPERATING EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,951,123	1,463,342	1,628,476	1,951,123	1,463,342	1,628,476
NET INCOME	(2,297,546)	(1,476,477)	(1,001,925)	4,136,871	4,133,677	3,365,204	(642,162)	(278,360)	685,427	(610,593)	(417,664)	(251,893)	(497,267)	(349,128)	(522,438)	716,561	639,266	962,523	805,864	2,251,315	3,236,897
UNRESTRICTED NET INCOME	(2,297,546)	(1,476,477)	(1,001,925)	3,497,921	3,654,465	3,322,667	(642,162)	(278,360)	-	(610,593)	(417,664)	(251,893)	(497,267)	(349,128)	(522,438)	534,774	418,383	308,788	(14,874)	1,551,220	1,855,199

BOARD UPDATE

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TO: Boards of Commissioners

Fresno Housing Authority

DATE: November 10, 2020

AUTHOR: Emily De La Guerra

FROM: Preston Prince, CEO/Executive Director

SUBJECT: Third Quarter Expenditure Update: July 2020 – September 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 third quarter of 2020. This information will be included in Board updates going forward on a quarterly basis.

Below is a list of vendors to whom the Agency paid over \$50,000 during the third 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 the Housing Authority and affiliated limited partnerships.

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Payee Name	Service Type	City	State	Total
KC Construction Company	Construction Trade Services	Clovis	CA	\$ 554,500
Kaiser Foundation Health Plan	Insurance	Los Angeles	CA	\$ 492,094
Yardi Systems Inc.	Software	Goleta	CA	\$ 347,923
Central Valley Lawnsapes	Landscaping	Fresno	CA	\$ 337,576
Pacific Gas & Electric	Utilities	Sacramento	CA	\$ 317,673
UnitedHealthcare of California	Insurance	Los Angeles	CA	\$ 239,309
City of Fresno	Utilities, Permits, Fees	Fresno	CA	\$ 209,740
HD Supply Facilities Maint.	Maintenance Supplies	San Diego	CA	\$ 140,523
CIS Security Geil Enterprises Inc.	Security	Fresno	CA	\$ 132,640
City of Fresno Police Department	Security	Fresno	CA	\$ 123,077
Novogradac & Co	Audit Services	San Francisco	CA	\$ 97,359
Mid Valley Disposal	Utilities	Fresno	CA	\$ 91,973
Boys and Girls Clubs of Fresno	Resident Services	Fresno	CA	\$ 90,826
CHWCA	Insurance	Sacramento	CA	\$ 90,409
Baker Manock & Jensen	Legal	Fresno	CA	\$ 73,663
City of Mendota Utilities Department	Utilities	Mendota	CA	\$ 72,512
City of Firebaugh	Utilities	Firebaugh	CA	\$ 62,102
Ivy Planning Group	Consulting Services	Bathesda	MD	\$ 59,950
AT&T	Utilities	Carol Stream	IL	\$ 53,111
California Housing Partnership	Consulting Services	San Francisco	CA	\$ 50,000

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