

Boards of Commissioners Meeting

July 28, 2015



AGENDA

O (559) 443-8400

F (559) 445-8981

1331 Fulton Mall

Fresno, California 93721

TTY (800) 735-2929

www.fresnohousing.org

REGULAR JOINT Meeting of the Boards of Commissioners of the Fresno Housing Authority

5pm July 28, 2015

1331 Fulton Mall, Fresno, CA 93721

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.

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.

5pm

PAGE #

1. Call to Order and Roll Call

2. Approval of agenda as posted (or amended)

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)*

	PAGE #
5. Consent Agenda	
a. Consideration of the minutes of June 28, 2015	4
b. Consideration of the Change in Status Policy	10
6. Informational	
a. 2 nd Quarter 2015 HAP Report	16
b. Leveraging the HCV Program to Improve Quality Housing: Abatement Analysis (<i>Continued</i>)	20
c. Update on the 2015 Public Housing Administrative Plans Policy Amendments	23
d. Update on the 2016 Public Housing Administrative Plans	55
7. Action – Commissioners may Consider, Approve, Deny, and/or Continue	
a. County: Consideration to Receive and File the 2014 Annual Audited Basic Financial Statements	83
b. City: Consideration to Receive and File the 2014 Annual Audited Basic Financial Statements	87
c. Consideration of Award of Contract – Property Management Services	99
8. Executive Director’s Report	106
9. Closed Session	
a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code § 54954.5(b)) Property: 240-250 N. Calaveras St., Fresno, CA (APN: 459- 243-19 and 459-243-20) Agency negotiator: Preston Prince Negotiating parties: Yale Investment Group, LLC and Fresno Housing Authority Under negotiation: Real Estate transaction	
b. PUBLIC EMPLOYMENT Title: CEO/Executive Director	
10. Open Session	
Consideration to Delegate Authority Regarding Calaveras property: 240-250 N. Calaveras Street, Fresno, CA	
11. Information – Discussion Item only	
CEO/Executive Director -- Employment Contract	
12. Adjournment	

Minutes of the Joint Meeting
Of the Boards of Commissioners of the
HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO

Tuesday, June 23, 2015

5:00 P.M.

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular joint session on Tuesday, June 23, 2015, at the offices of HACCF, located at 1331 Fulton Mall, Fresno, California.

1. The meeting was called to order at 5:02 P.M. by Board Chair, Commissioner Scharton of the Board of Commissioners of the Housing Authority of the City of Fresno. Roll call was taken by Tiffany Mangum, Special Assistant to the CEO, and the Commissioners present and absent were as follows:

COMMISSIONERS PRESENT: CRAIG SCHARTON, Chair
 ADRIAN JONES, Vice Chair
 RUEBEN SCOTT
 STEVEN BEDROSIAN
 KARL JOHNSON
 JORGE AGUILAR

COMMISSIONERS ABSENT: TIM LOWE

The meeting was called to order at 5:02 P.M by Board Chair, Commissioner Sablan, of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken by Tiffany Mangum, Special Assistant to the CEO, and the Commissioners present and absent were as follows:

COMMISSIONERS PRESENT: STACY SABLAN, Chair
 RENEETA ANTHONY, Vice Chair
 JIM PETTY
 NANCY NELSON
 LEE ANN EAGER

COMMISSIONERS ABSENT: VENILDE MILLER

Also, in attendance were the following: Preston Prince, CEO/Executive Director; Tracewell Hanrahan, Deputy Executive Director; Jim Barker, Chief Finance Officer; and Ken Price, Baker Manock and Jensen - General Counsel.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

Commissioner Scott motioned for the City Board's approval of the agenda as posted. This action was seconded by Commissioner Bedrosian, and by unanimous vote of the Board of Commissioners for the City, the agenda was approved as posted.

Commissioner Nelson motioned for the County Board's approval of the agenda as posted. This action was seconded by Commissioner Anthony, and by unanimous vote of the Board of Commissioners for the County, the agenda was approved as posted.

3. PUBLIC COMMENT

No public comment.

4. POTENTIAL CONFLICTS OF INTEREST

This was the time for any Commissioner who had a potential conflict of interest to identify the item and recuse themselves from discussing and voting on the matter per Government Code section 87105.

Commissioner Scharton announced he had a conflict of interest for item 6(f).

5. CONSENT AGENDA

- a. Consideration of the Minutes of May 26, 2015
- b. City: Consideration of the Uncollectible Accounts for 2nd Quarter 2015
- c. County: Consideration of the Uncollectible Accounts for 2nd Quarter 2015
- d. Ratification of Grant Application Submission – National Institutes of Health
- e. Consideration of the Leave Policy

Commissioner Petty requested clarification on the Leave Policy. His question concerned the 15 day provision for domestic abuse. Lisa Bechtel, Human Resources Manager was able to fully answer his questions. There was no further question or comment.

Commissioner Bedrosian motioned for the City Board's approval of the consent agenda. This action was seconded by Commissioner Johnson, and by unanimous vote of the Board of Commissioners for the City, the consent agenda was approved.

Commissioner Anthony motioned for the County Board's approval of the consent agenda. This action was seconded by Commissioner Petty, and by unanimous vote of the Board of Commissioners for the County, the consent agenda was approved.

6. INFORMATIONAL

- a. Fresno Housing Education Corps Update

AJ Johnston, Fresno Housing Education Director, provided an update on the Fresno Housing Education Corps' Annual Wine Festival, as well as an overall update on the goals and outcomes for 2015. The update provided further detailed on continuing awareness, an ongoing outreach and communications with external stakeholders and media outlets; creating partnerships and continuing partnerships with area school districts, and the partnership with Fresno State's, Dr. Castro. She announced details on fundraising and will provide the boards with a report on the grants and the latest edition on the Fresno Housing Education Corps (FHEC) materials.

Commissioner Eager joined the Board Meeting.

b. 2015 Early Retirement Incentive Update

Emily De La Guerra, Finance Manager; gave an overview of participants from the Early Retirement Program and the demographics associated with the group of participants. She included an overall analysis from the program results and fiscal impacts to the agency.

c. Leveraging the HCV Program to Improve Quality Housing: Abatement Analysis

Tracewell Hanrahan, Deputy Executive Director, presented an abatement review and an analysis of May 2015 abatement data. She also discussed a resident support and education program that will specifically target families that have failed an inspection, and/or did not respond to the abatement notice that were due to owner fails and not tenant fails through an agency Resident Services counselor. Ms. Hanrahan also gave an overview of the June data set on units failing inspections and at risk for abatement; including Staff and resident impacts administratively and fiscally.

d. Housing Relinquished Fund Corporation Update

Emily De La Guerra presented an overview on the HRFC reserves as of May 31, 2015; which also provided details on the various transactions that showed that the reserves are \$15.1 million. Additionally, the results of anticipated receivables was given totaling \$4.51 million from various resources that included the reduction of HRFC loan by \$500,000 for the Trailside Terrace project; currently have \$10.52 million in commitments both currently committed and actions pending board approval; and uncommitted cash is \$9.13 million, which included the recent Trailside Terrace AHP award.

e. Real Estate Development Update

Michael Duarte, Director of Planning and Community Development provided a project overview, along with the financial analysis for each of the development projects - Shockley Terrace, Magill Terrace, and the Lowell Neighborhood Project.

f. Lowell Neighborhood Project Update

Commissioner Scharton left the meeting due to a Conflict of Interest.

Michael Duarte gave a detailed overview and analysis of the Lowell Neighborhood Project.

7. ACTION ITEMS-COMMISSIONERS MAY CONSIDER, APPROVE, DENY, AND/OR CONTINUE

a. Consideration of Pre-Development Resolutions and Funding – Shockley Terrace (Selma)

Commissioner Scharton rejoined the Board Meeting.

Michael Duarte recommended that the boards approve the noted actions and financing plan. The General Counsel announced that these actions can be approved with one omnibus motion and vote.

No public comment.

Commissioner Jones motioned for the City Board's approval of the omnibus resolution for pre-development actions for Shockley Terrace. This action was seconded by Commissioner Bedrosian, and by unanimous vote of the Board of Commissioners for the City, the motion to approve the omnibus resolution for pre-development actions for Shockley Terrace was approved.

Commissioner Petty motioned for the County Board's approval of the omnibus resolution for pre-development actions for Shockley Terrace. This action was seconded by Commissioner Nelson, and by unanimous vote of the Board of Commissioners for the County, the motion to approve the omnibus resolution for pre-development actions for Shockley Terrace was approved.

b. Consideration of Pre-Development Resolutions and Funding – Magill Terrace (Fowler)

Michael Duarte recommended that the boards approve the resolution authorizing the actions needed to move forward with a LIHTC application submission, and to negotiate and execute documents in connection with the approved actions.

No public comment.

Commissioner Scott motioned for the City Board's approval of the resolution for pre-development actions for Magill Terrace. This action was seconded by Commissioner Jones, and by unanimous vote of the Board of Commissioners for the City, the motion

to approve the resolution for pre-development actions for Magill Terrace was approved.

Commissioner Eager motioned for the County Board's approval of the resolution for pre-development actions for Magill Terrace. This action was seconded by Commissioner Anthony, and by unanimous vote of the Board of Commissioners for the County, the motion to approve the resolution for pre-development actions for Magill Terrace was approved.

c. Consideration of Award of Contract – Financial Consulting Services

Michael Duarte presented an overview and provided a description on services provided. He recommended that the Board approve the Agency to enter contract negotiations with California Housing Partnership Corporation (CHPC) for 1 year with four additional 1 year options.

Tracewell provided a background description on the procurement process which gave insight on how staff came to the recommendation of CHPC for the award of this contract.

Commissioner Anthony recommended that staff invite a third-party group or individual, without an interest in the outcome, to participate in the review process.

Commissioner Aguilar left the Board Meeting.

No public comment.

Commissioner Scott motioned for the City Board's approval of the award of contract for the Financial Consulting Services. This action was seconded by Commissioner Jones, and by unanimous vote of the Board of Commissioners for the City, the motion to approve the award of contract for the Financial Consulting Services was approved.

Commissioner Petty motioned for the County Board's approval of the award of contract for the Financial Consulting Services. This action was seconded by Commissioner Eager, and by unanimous vote of the Board of Commissioners for the County, the award of contract for the Financial Consulting Services was approved.

d. Consideration of the Memorandum of Understanding – Fresno Police Department

Richard Bradley, Director of Housing Management presented the MOU agreement with the Fresno Police Department. Mr. Bradley explained that the agreements are relatively the same, with the exception of some minor insurance changes within the agreement. He further explained that the contract covers policing for properties within the Southeast and Southwest Fresno areas, which also include RAD sites. Procurement review yielded conclusions from staff that private security contractors did not provide the policing services and information otherwise obtained by

contracting with a Police Department; including arresting, detaining, transporting and booking offenders. FPD has access to criminal databases, serves and engages on task forces, is more effective as a deterrent, and residents feel safer with police presence and monitoring. Ken Price provided clarity in the insurance and liability provisions that outline our liability should there be claims of inappropriate police practices, in that liability would be with FPD.

No public comment.

Commissioner Scott motioned for the City Board's approval of the memorandum of understanding with the Fresno Police Department. This action was seconded by Commissioner Johnson, and by unanimous vote of the Board of Commissioners for the City, the motion to approve the memorandum of understanding with the Fresno Police Department was approved.

8. EXECUTIVE DIRECTOR'S REPORT

In addition to the written Director's report, the following items were announced:

- Introduction of Fresno Housing new employees, Scott Fetterhoff, Director of Human Resources and Organizational Development; and Luis Duran, CCRH Intern.
- Announced the employee promotions: Hilda Reeves, All Property Management for City and County; Tracy Navarro, Assistant District Manager; Blanca Navarro, Property Manager; and Michael Duarte, Director of Planning and Community Development; Angie Nguyen, Director of Strategic Initiatives and Housing Programs; Toni Bustamante, Manager in the Housing Management Department; and Yolanda Kaiser, Property Manager.

9. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners for the Housing Authorities of the City and County of Fresno, the meeting was adjourned at approximately 6.50 P.M.

Preston Prince, Secretary to the Boards of Commissioners



BOARD MEMO

1331 Fulton Mall
Fresno, California 93721

O (559) 443-8400
F (559) 445-8981
TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

A handwritten signature in black ink, appearing to read "P. Prince".

CEO/Executive Director

DATE: 07/24/2015

BOARD MEETING: 07/28/2015

AGENDA ITEM: 5b

AUTHOR: Lisa Bechtel

SUBJECT: Change in Status Policy

Executive Summary

It is the policy of the Fresno Housing Authority (the "Agency") to ensure that the Agency is in compliance with all applicable state and federal laws that regulate the establishment and operation of Public Housing Authorities, and to ensure that all employees at the Agency are informed of the procedures that the Agency is required to follow.

In an effort to follow Agency policy and to ensure consistency in employment and compensation practices, while affording the appropriate level of flexibility needed by the Agency, Staff is proposing the Boards of Commissioners adopt the attached Change in Status policy. This policy describes the situations wherein a staff member may be required to change his or her employment and/or compensation status to accommodate Agency requirements. Changes in employment and/or compensation status include, but are not limited to: Acting Appointment, Out-of-Class Appointment, Promotion, Demotion, and Lateral Transfer.

The Change in Status Policy is part of our regular policy updates that we are bringing to the Boards of Commissioners, and shall apply to non-represented Agency staff. This policy update represents an effort on the part of Agency leadership to consolidate and more clearly define prior applicable personnel policies. Furthermore, staff has met with our labor partners regarding this update and are also in agreement that the Memorandum of Understanding (MOU) between the Fresno Housing Authority and Service Employees International Union, Local 521, Article 7 shall apply to represented Agency staff.

Recommendation

It is recommended that the Boards of Commissioners approve and adopt the attached Change in Status Policy.

Fiscal Impact

None.

RESOLUTION NO. _____
BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF FRESNO

RESOLUTION APPROVING THE ADOPTION OF THE CHANGE IN STATUS POLICY

WHEREAS, it is the policy of the Fresno Housing Authority (the “Agency”) to make sure that the Agency is in compliance with all applicable state and federal laws that regulate the establishment and operation of Public Housing Authorities, and to ensure that all employees at the Agency are informed of the procedures that the Agency is required to follow; and

WHEREAS, the Agency, upon the recommendation of Staff, is proposing a Change in Status Policy that describes the situations in which a non-represented staff member may be required to change his or her employment and/or compensation status to address Agency requirements; and

WHEREAS, the proposed Change in Status Policy is a necessary policy under the applicable state and federal laws that govern the operation of the Agency;

NOW THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Fresno does hereby adopt and incorporate the revised policy.

PASSED AND ADOPTED THIS 28th day of July, 2015. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

RESOLUTION NO. _____
BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF FRESNO COUNTY

RESOLUTION APPROVING THE ADOPTION OF THE CHANGE IN STATUS POLICY

WHEREAS, it is the policy of the Fresno Housing Authority (the “Agency”) to make sure that the Agency is in compliance with all applicable state and federal laws that regulate the establishment and operation of Public Housing Authorities, and to ensure that all employees at the Agency are informed of the procedures that the Agency is required to follow; and

WHEREAS, the Agency, upon the recommendation of Staff, is proposing a Change in Status Policy that describes the situations in which a non-represented staff member may be required to change his or her employment and/or compensation status to address Agency requirements; and

WHEREAS, the proposed Change in Status Policy is a necessary policy under the applicable state and federal laws that govern the operation of the Agency;

NOW THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of Fresno County does hereby adopt and incorporate the revised policy.

PASSED AND ADOPTED THIS 28th day of July, 2015. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

Change in Status Policy

Represented employees refer to the MOU Article 7 for all items related to Change in Status.

Introduction

The Fresno Housing Authority ("Agency") may assign changes to an employee's position, classification, and/or duties when circumstances warrant such changes. This policy describes the situations in which a staff member may be required to change his or her employment and/or compensation status to address Agency requirements. Changes in employment and/or compensation status include, but are not limited to, Acting Appointment, Out-of-Class Appointment, Promotion, Demotion, and Lateral Transfer.

Purpose

The purpose of this policy is to ensure consistency in employment and compensation practices while affording the appropriate level of flexibility needed by the Agency. It is the policy of the Agency to evaluate employees objectively and thoroughly, for changes in employment and/or compensation status.

Policy

Changes in Compensation Status

A change in compensation status, through salary range adjustment, occurs when the salary range for a particular classification is changed in accordance with a directive from the Executive Director or his/her designee.

The employee's performance evaluation effective date and eligibility for pay increases shall remain unchanged.

Promotion

An employee who receives a promotion shall move into a new classification where the minimum salary level of the new salary range is higher than the minimum salary level of the employee's former salary range. A promoted employee shall receive a change in compensation status depending on individual circumstances.

The employee's performance evaluation shall change to coincide with the effective date of the promotion or performance management cycle based upon position.

An employee who is promoted and is found to be performing unsatisfactorily during the promotional

probationary period shall revert back to the department, classification, and salary range or step from which he/she came.

Lateral Transfer

A lateral transfer occurs when an employee moves from one position to another position in the same classification and salary range.

The employee's performance evaluation shall remain unchanged and the employee shall continue to receive their current rate of pay.

Demotion

An employee who receives a demotion shall move into a new classification where the minimum level of the new salary range is lower than the minimum level of the employee's former salary range. A demoted employee shall receive a change in compensation status depending on individual circumstances.

A demoted employee's performance evaluation shall remain unchanged.

Temporary Assignments

Acting Appointment

An acting appointment occurs when an employee is assigned to perform all of the duties of a position within a classification that is different from the classification to which they are currently assigned to on a temporary basis. Appointments may be for the following reasons, but are not limited to, while another employee is on leave, when a key position is vacant, when there is an unexpected project, during a trial period to determine the feasibility of creating a new or additional position, or for any other purpose necessary for effective management of Agency business, as determined by the Executive Director.

The employee will also be assigned a change in compensation status and shall be paid as if he/she had been promoted to the new classification for the length of time the duties are performed. As such, the employee will usually receive a salary increase of at least 5% above the salary the employee receives in their regular position. However, the acting pay shall not exceed the top step of the salary range assigned to the acting classification. An employee who serves in an acting appointment shall accrue and receive all benefits according to the benefit schedule established for the acting classification for the duration of the acting assignment.

In most instances, an employee serving in an acting capacity shall return to his/her regular position upon termination of the acting appointment. Following an acting appointment, if the employee is hired from an acting position into a regular position of the same classification, the time spent in the acting position shall be credited toward the employee's probationary period.

Out-of-Class Appointment

An out-of-class appointment occurs when an employee is assigned to perform some of the duties of a

position within another classification on a temporary basis. An employee who serves in an out-of-class capacity shall perform some of the duties (the essential tasks) of the new classification, but not all of the duties usually required of the classification.

The employee will also be assigned a change in compensation status and shall be paid as if he/she had been promoted to the new classification for the length of time the duties are performed. As such, the employee will usually receive a salary increase of at least 5% above the salary the employee receives in their regular position. However, the out-of-class pay shall not exceed the top step of the salary range assigned to the out-of-class classification. An employee who is assigned an out-of-class appointment shall continue to accrue and receive benefits according to the benefit schedule that applies to the employee's regularly assigned classification.

In most instances, an employee serving in an out-of-class capacity shall return to his/her regular position upon termination of the out-of-class appointment. Following an out-of-class appointment, if the employee is hired from an out-of-class position into a regular position in the same classification, the time spent in the out-of-class position shall not be credited toward the employee's probationary period.

Responsibility

Each and every employee, officer, and commissioner is required to abide by the provisions set forth in this policy. The Executive Director or his/her designee is responsible for the administration, interpretation, and application of this policy and procedure. The Boards of Commissioners are responsible for policy adoptions and revisions.



1331 Fulton Mall
Fresno, California 93721

O (559) 443-8400
F (559) 445-8981
TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing Authority
DATE: 7/24/15
FROM: Preston Prince *P. Prince*
CEO/Executive Director
BOARD MEETING: 7/28/15
AUTHOR: Juan Lopez
Sr Analyst – Quality
AGENDA ITEM: 6a
RE: 2ND Quarter Update on Leasing and Housing
Assistance Payments (HAP) Pacing for the Housing
Choice Voucher (HCV) Program

Executive Summary

The U.S. Department of Housing and Urban Development (HUD) has used historical data as a benchmark to determine future funding, and this method will continue for Calendar Year (CY) 2015. HUD has set 2015 HAP proration levels at 101.2% of 2014 HAP expenses, which were \$78 million combined for both programs. Renewal HAP Funding for 2015 is therefore expected to be \$78.95 million. This level of proration will allow us to continue leasing activities at the same level as in 2014. The current Administrative Fee revenue proration has also increased to 79%, which will result in approximately \$120,000 in additional funding. This will be incorporated in the 2015 budget and reflected in any budget revisions brought before the board in the coming months.

As in the past, we will continue to diligently monitor our HAP and voucher utilization rates.

City HCV

HAP expenditures for the month of June totaled \$3,700,875. The Per Unit Cost (PUC) has remained constant from May at \$526 for the month of June. HAP expenditures through 2nd quarter 2015, ending June 30, were \$22.45 million. HAP expenditures for the year are projected at \$44.17 million, resulting in 97.53% utilization of HAP funding, and an expected year-end balance of \$2.3 million in HAP reserves.

The overall projected voucher utilization for CY 2015 is 98.4%, ending the month of December at 95.1%.

County HCV

HAP expenditures for the month of June totaled \$2,995,645. The PUC for June decreased to \$513 from \$515 in May. HAP expenditures through 2nd quarter 2015, ending June 30, were \$17.5 million. HAP expenditures for the year are projected at \$34.58 million, resulting in 98.94% utilization of HAP funding, and an expected year-end balance of \$1.59 million in HAP reserves.

The overall projected voucher utilization for CY 2015 is 99.3%, ending the month of December at 94.3%.

In order to acquire full points for SEMAP indicator 13 (Lease-Up), one of the above utilization rates must be 98% or above. In addition, we

strive for a 99% voucher utilization in order to house as many families as possible and maximize funding for the upcoming year.

Recommendation

This item is informational only. No action is necessary.

CITY HAP ANALYSIS - CALENDAR YEAR 2015

HAP	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	CY 2015 Total
Total HAP Revenue (101.2%)	3,772,347	3,847,848	3,847,848	3,741,556	3,858,194	3,892,479	3,614,360	3,805,233	3,805,233	3,701,144	3,701,144	3,701,142	45,288,528
HAP Expenses	3,731,670	3,800,170	3,739,637	3,755,600	3,722,948	3,700,875	3,677,751	3,654,627	3,631,503	3,608,380	3,585,256	3,562,132	44,170,549
Net HAP	40,677	47,678	108,211	(14,044)	135,246	191,604	(63,391)	150,606	173,730	92,764	115,888	139,010	1,117,979
Items Impacting NRA*	259	362	366	745	150	150	150	150	150	150	150	150	2,932
PHA-Held Reserve Balance	\$89,071	\$137,111	\$217,154	\$232,389	\$367,785	\$559,539	\$496,298	\$647,053	\$820,933	\$913,847	\$1,029,885	\$1,169,046	\$1,169,046
Items Impacting HUD Reserve	\$0	\$0	\$0	\$0	\$0	-\$311,198	\$0	\$0	\$0	\$0	\$0	-\$373,050	-\$684,248
HUD-Held Reserve Balance	\$1,858,863	\$1,858,863	\$1,858,863	\$1,858,863	\$1,858,863	\$1,547,665	\$1,547,665	\$1,547,665	\$1,547,665	\$1,547,665	\$1,547,665	\$1,174,615	\$1,174,615
Total HAP Reserve Balance	\$1,947,934	\$1,995,974	\$2,076,017	\$2,091,252	\$2,226,648	\$2,107,204	\$2,043,963	\$2,194,718	\$2,368,598	\$2,461,512	\$2,577,550	\$2,343,661	\$2,343,661
Monthly Utilization	98.92%	98.76%	97.19%	100.38%	96.49%	95.08%	101.75%	96.04%	95.43%	97.49%	96.87%	96.24%	
YTD Utilization	98.92%	98.84%	98.29%	98.80%	98.33%	97.78%	98.32%	98.04%	97.75%	97.72%	97.65%	97.53%	97.53%

VOUCHER UTILIZATION													
Baseline	7,081	7,081	7,081	7,081	7,081	7,081	7,128	7,128	7,128	7,128	7,128	7,128	85,254
Total Unit Months Leased	7,073	7,213	7,134	6,979	7,084	7,042	6,998	6,954	6,910	6,866	6,822	6,778	83,853
Variance	(8)	132	53	(102)	3	(39)	(130)	(174)	(218)	(262)	(306)	(350)	(1,401)
YTD Baseline	7,081	14,162	21,243	28,324	35,405	42,486	49,614	56,742	63,870	70,998	78,126	85,254	85,254
YTD Unit Months Leased	7,073	14,286	21,420	28,399	35,483	42,525	49,523	56,477	63,387	70,253	77,075	83,853	83,853
Monthly Utilization	99.89%	101.86%	100.75%	98.56%	100.04%	99.45%	98.18%	97.56%	96.94%	96.32%	95.71%	95.09%	
YTD Utilization	99.89%	100.88%	100.83%	100.26%	100.22%	100.09%	99.82%	99.53%	99.24%	98.95%	98.65%	98.36%	98.36%

ADMINISTRATIVE FEES													
Administrative Fees Earned (79%)	403,291	411,191	406,820	398,675	404,030	401,650	399,157	396,663	394,170	391,676	389,183	386,689	4,783,195
Administrative Expenses	357,841	441,736	474,004	424,527	505,200	440,662	440,662	440,662	440,662	440,662	440,662	440,662	5,287,938
Monthly Surplus/(Deficit)	45,450	(30,545)	(67,184)	(25,852)	(101,170)	(39,011)	(41,505)	(43,998)	(46,492)	(48,985)	(51,479)	(53,972)	
YTD Surplus/(Deficit)	45,450	14,905	(52,279)	(78,131)	(179,301)	(218,312)	(259,817)	(303,816)	(350,307)	(399,293)	(450,771)	(504,744)	(504,744)

AVG HOUSEHOLD INCOME													
Avg Household Inc.	10,361	10,395	10,394	10,304	10,398	10,409	10,412	10,397	10,360	10,360	10,360	10,360	10,376
Per Unit Cost	528	527	524	538	526	526	526	526	526	526	526	526	527

*Items impacting NRA include: Fraud Recoveries, FSS Escrow Forfeitures, Interest earned on HAP Reserves, and HUD - Required Reserve Utilization

COUNTY HAP ANALYSIS - CALENDAR YEAR 2015

HAP	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	CY 2015 Total
Total HAP Revenue (101.2%)	2,811,731	2,821,292	2,821,292	2,911,256	2,963,606	3,122,334	2,955,212	2,955,212	2,955,212	2,878,291	2,878,291	2,878,292	34,952,021
HAP Expenses	2,722,744	2,883,837	2,978,098	2,965,189	2,986,952	2,995,645	2,951,554	2,907,462	2,863,371	2,819,280	2,775,188	2,731,097	34,580,418
Net HAP	88,987	(62,545)	(156,806)	(53,933)	(23,346)	126,689	3,658	47,750	91,841	59,011	103,103	147,195	371,603
Items Impacting NRA*	618	230	3,754	80	-	-	-	-	-	-	-	-	4,682
PHA-Held Reserve Balance	\$305,513	\$243,198	\$90,146	\$36,293	\$12,947	\$139,636	\$143,294	\$191,044	\$282,885	\$341,896	\$444,999	\$592,193	\$592,193
Items Impacting HUD Reserve	\$0	\$0	\$219,618	\$0	\$0	-\$270,877	\$0	\$0	\$0	\$0	\$0	-\$239,900	-\$291,159
HUD-Held Reserve Balance	\$1,292,541	\$1,292,541	\$1,512,159	\$1,512,159	\$1,512,159	\$1,241,282	\$1,241,282	\$1,241,282	\$1,241,282	\$1,241,282	\$1,241,282	\$1,001,382	\$1,001,382
Total HAP Reserve Balance	\$1,598,054	\$1,535,739	\$1,602,305	\$1,548,452	\$1,525,106	\$1,380,918	\$1,384,576	\$1,432,326	\$1,524,167	\$1,583,178	\$1,686,281	\$1,593,575	\$1,593,575
Monthly Utilization	96.84%	102.22%	105.56%	101.85%	100.79%	95.94%	99.88%	98.38%	96.89%	97.95%	96.42%	94.89%	
YTD Utilization	96.84%	99.53%	101.54%	101.62%	101.45%	100.46%	100.38%	100.13%	99.76%	99.58%	99.30%	98.94%	98.94%

VOUCHER UTILIZATION													
Baseline	5,652	5,652	5,652	5,652	5,652	5,652	5,652	5,652	5,652	5,652	5,652	5,652	67,824
Total Unit Months Leased	5,335	5,593	5,709	5,794	5,796	5,843	5,757	5,671	5,585	5,499	5,413	5,327	67,322
Variance	(317)	(59)	57	142	144	191	105	19	(67)	(153)	(239)	(325)	(502)
YTD Baseline	5,652	11,304	16,956	22,608	28,260	33,912	39,564	45,216	50,868	56,520	62,172	67,824	67,824
YTD Unit Months Leased	5,335	10,928	16,637	22,431	28,227	34,070	39,827	45,498	51,083	56,582	61,995	67,322	67,322
Monthly Utilization	94.39%	98.96%	101.01%	102.51%	102.55%	103.38%	101.86%	100.34%	98.81%	97.29%	95.77%	94.25%	
YTD Utilization	94.39%	96.67%	98.12%	99.22%	99.88%	100.47%	100.66%	100.62%	100.42%	100.11%	99.72%	99.26%	99.26%

ADMINISTRATIVE FEES													
Administrative Fees Earned (79%)	305,121	319,385	329,587	330,776	330,889	333,553	328,679	323,806	318,932	314,058	309,185	304,311	3,848,283
Administrative Expenses	247,499	305,601	325,336	294,958	355,927	305,864	305,864	305,864	305,864	305,864	305,864	305,864	3,670,370
Monthly Surplus/(Deficit)	57,622	13,784	4,251	35,818	(25,038)	27,689	22,815	17,941	13,068	8,194	3,321	(1,553)	
YTD Surplus/(Deficit)	57,622	71,407	75,658	111,476	86,438	114,127	136,942	154,883	167,951	176,145	179,465	177,912	177,912

AVG HOUSEHOLD INCOME													
Avg Household Inc.	10,259	10,277	10,298	10,271	10,195	10,200	10,174	10,204	10,149	10,149	10,149	10,149	10,206
Per Unit Cost	510	516	522	512	515	513	513	513	513	513	513	513	514

*Items impacting NRA include: Fraud Recoveries, FSS Escrow Forfeitures, Interest earned on HAP Reserves, and HUD - Required Reserve Utilization



BOARD MEMO

1331 Fulton Mall
Fresno, California 93721

O (559) 443-8400
F (559) 445-8981
TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners **DATE:** 07/24/2015
Fresno Housing
Authority
FROM: Preston Prince *P. Prince* **BOARD** 07/28/2015
CEO/Executive Director **MEETING:**
AUTHOR Aurora Ibarra **AGENDA** 6b
Assisted Housing Mgr **ITEM:**
RE: Presentation: Leveraging the HCV Program to Improve
Quality Housing: Abatement Analysis and Amendment to
2015 Admin Plan

Executive Summary

Staff will be presenting updates for the Boards in three main areas:

- Abatement Analysis for May, June and July 2015
- Resident Support for HAP Contract Cancellations
- Language for the Amendment to the 2015 Annual Plan concerning

Owner Disapprovals

Attached to this memo is the language that staff is recommending be added to the 2015 Annual Plan. The addition of this language will take place by following the process outlined in this memo.

In accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998, 24 CFR Part 903 and subsequent U.S. Department of Housing and Urban Development notices, FH staff is preparing an amendment to the 2015 PHA Administrative Plan for the Housing Choice Voucher Program.

The proposed policy changes are identical for both the Housing Authority of the City of Fresno and the Housing Authority of Fresno County.

The 45-day public comment period for the amendment, which begins on August 2, 2015, will be announced in the Fresno Bee and posted on our website. The notice instructs the public on how they may access, review and comment on the proposed Plan. The 45-day comment period ends on September 17, 2015.

Staff have contacted the Resident Advisory Board to receive their feedback. Any comments received from the public and the Resident Advisory Board will be presented to the Commissioners at the Public Hearing to be held concurrently with the regular September Board meeting in the Central Office Boardroom on September 22, 2015. At that time the Commissioners will be asked to adopt the 2015 Administrative Plan amendment for submission to HUD by October 1, 2015.

Proposed Draft Changes to 2015 Housing Choice Voucher Administrative Plan (7/23/15)

Federal regulations provide housing authorities with language on mandatory and discretionary disapproval of owners from participation on the HCV Program.

Mandatory Disapproval

The Fresno Housing Authority's 2015 Administrative Plans for the City and County's HCV Program currently include the following language for mandatory owner disapproval:

1. HUD or other agency directly related has informed the Housing Authority that the owner has been disbarred, suspended, or subject to a limited denial of participation under [2 CFR part 2424].
2. HUD has informed the Housing Authority that the federal government has instituted an administrative or judicial action against the owner for violation of the Fair Housing Act or other federal equal opportunity requirements and such action is pending.
3. HUD has informed the Housing Authority that a court or administrative agency has determined that the owner violated the Fair Housing Act or other federal equal opportunity requirements.
4. The owner has a conflict of interest as described in HUD regulation [24 CFR 982.161(a)], and would therefore be unable to enter into a contract with the Housing Authority.

Discretionary Disapproval

The 2015 Administrative Plans also currently include for the following language for discretionary owner disapproval:

1. The owner has violated obligations under a Housing Assistance Payments Contract under Section 8 of the 1937 Act (42 U.S.C. 1437f).
2. The owner has committed fraud, bribery or any other corrupt act in connection with any federal housing program.
3. The owner has engaged in drug trafficking.
4. The owner has fraudulently rented to a relative in violation of 24 CFR 982.306(d); see Section 9.4 of this chapter.

The following is draft language expanding the discretionary owner disapproval items:

5. The owner, owner's representative, and/or property management company has a history or practice of non-compliance with the HQS for units leased under the tenant-based programs, or with applicable housing standards for units leased with project-based Section 8 assistance or leased under any other federal housing programs.

Celebrating 75 Years! Fresno Housing Authority

1331 Fulton Mall, Fresno, California 93721 (559) 443-8400 TTY (800) 735-2929

6. The owner, owner's representative, and/or property management company has a history or practice of failing to terminate tenancy of tenants of units assisted under Section 8 or any other federally assisted housing program for activity engaged in by the tenant, any member of the household, a guest or another person under the control of any member of the household that:
 - a. Threatens the right to peaceful enjoyment of the premises by other residents;
 - b. Threatens the health or safety of other residents, of employees of the PHA, or of owner employees or other persons engaged in management of the housing;
 - c. Threatens the health or safety of, or the right to peaceful enjoyment of their residences, by persons residing in the immediate vicinity of the premises; or
 - d. Is drug-related criminal activity or violent criminal activity; or
7. The owner, owner's representative, and/or property management company has a history or practice of renting units that fail to meet State or local housing codes; or
8. The owner has not paid State or local real estate taxes, fines or assessments.

The 2015 Administrative Plan also contains language on the duration of owner disapproval and is shown as follows:

If in its administrative discretion the Housing Authority disapproves an owner, the duration of the disapproval will be for three years.

The following is draft language replacing it:

If an owner, owner's representative, and/or property management company has committed fraud or abuse or is guilty of frequent or serious contract violations, the Housing Authority may restrict the owner from future participation in the program for a period of time commensurate with the seriousness of the offense, and may terminate some or all existing HAP contracts for assisted families with the owner, owner's representative, and/or property management company if the Housing Authority determines it has violated the HAP contract for those units.

In considering whether to disapprove owners, owner representatives, and/or property management companies for any of the discretionary reasons listed above, the Housing Authority will consider all mitigating factors. Such factors may include, but are not limited to, the seriousness of the violations in relation to program requirements, health and safety of participating families, documentation from enforcement agencies, and record of compliance/number of violations of said parties, among others. Upon consideration of such circumstances, the Housing Authority may, on a case-by-case basis, choose to approve an owner, owner's representative, property management company, and/or identified property. If disapproval is warranted, the owner will be notified in writing by the Executive Director or designee of the reason(s) for the disapproval.



1331 Fulton Mall
Fresno, California 93721

O (559) 443-8400
F (559) 445-8981
TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing Authority
FROM: Preston Prince *P. Prince*
CEO/Executive Director
DATE: 07/24/2015
BOARD MEETING: 07/28/2015
AUTHOR: Juan Lopez
Sr. Analyst - QA
AGENDA ITEM: 6c
RE: 2015 Public Housing Agency (PHA) Five-Year Plan and
Annual Plan Amendments

Executive Summary

In accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998, 24 CFR Part 903 and subsequent U.S. Department of Housing and Urban Development notices, FH staff is preparing an amendment to the 2015 PHA Administrative Plan for the Housing Choice Voucher Program as well as Five-Year Plan changes pertaining to Public Housing and Rental Assistance Demonstration (RAD).

The proposed changes to the Administrative Plan are identical for both the Housing Authority of the City of Fresno and the Housing Authority of Fresno County.

Staff have made the following amendments:

- Owner Disapproval pertaining to non-compliance with Housing Quality Standards (HQS) and owner responsibility
- Repositioning and Conversion of Public Housing related to RAD
- Change in the PHA's definition of a Significant Amendment and Substantial Deviation/Modification

The 45-day public comment period for the amendment, which begins on August 2, 2015, will be announced in the Fresno Bee and carried on our website. The notice instructs the public on how they may access, review and comment on the proposed Plan. The 45-day comment period ends on September 17, 2015.

Staff have contacted the Resident Advisory Board to receive their feedback. Any comments received from the public and the Resident Advisory Board will be presented to the Commissioners at the Public Hearing to be held concurrently with the regular September Board meeting in the Central Office Boardroom on September 22, 2015. At that time the Commissioners will be asked to adopt the 2015 Administrative Plan amendments for submission to HUD by October 1, 2015.

Recommendation

Informational only.

Attachments:

- Attachment A: Summary of Proposed Amendments – 2015 Five-Year/Annual Plans
- Attachment B: 2015 HACF Five-Year/Annual Plan, amended
- Attachment C: 2015 HAFC Five-Year/Annual Plan, amended
- Attachment D: HACF RAD Data
- Attachment E: HAFC RAD Data

<p style="text-align: center;">Summary of Proposed Amendments 2015 Five-Year/Annual Plan Effective Date TBD</p>
--

Below is a summary of the proposed amendments to be incorporated into the 2015 Five-Year/Annual Plans.

Housing Choice Voucher Administrative Plans

Owner Disapproval

The HACF will disapprove the owner for the following reasons:

- a. The owner, owner's representative, and/or property management company has a history or practice of non-compliance with the HQS for units leased under the tenant-based programs, or with applicable housing standards for units leased with project-based Section 8 assistance or leased under any other federal housing programs.
- b. The owner, owner's representative, and/or property management company has a history or practice of failing to terminate tenancy of tenants of units assisted under Section 8 or any other federally assisted housing program for activity engaged in by the tenant, any member of the household, a guest or another person under the control of any member of the household that:
 - Threatens the right to peaceful enjoyment of the premises by other residents;
 - Threatens the health or safety of other residents, of employees of the PHA, or of owner employees or other persons engaged in management of the housing;
 - Threatens the health or safety of, or the right to peaceful enjoyment of their residences, by persons residing in the immediate vicinity of the premises; or
 - Is drug-related criminal activity or violent criminal activity; or
- c. The owner, owner's representative, and/or property management company has a history or practice of renting units that fail to meet State or local housing codes; or the owner has not paid State or local real estate taxes, fines or assessments.

The 2015 Administrative Plan also contains language on the duration of owner disapproval and is shown as follows:

If in its administrative discretion the Housing Authority disapproves an owner, the duration of the disapproval will be for three years.

The following is draft language replacing it:

If an owner, owner's representative, and/or property management company has committed fraud or abuse or is guilty of frequent or serious contract violations, the Housing Authority may restrict the owner from future participation in the program

for a period of time commensurate with the seriousness of the offense, and may terminate some or all existing HAP contracts for assisted families with the owner, owner's representative, and/or property management company if the Housing Authority determines it has violated the HAP contract for those units.

In considering whether to disapprove owners, owner representatives, and/or property management companies for any of the discretionary reasons listed above, the Housing Authority will consider all mitigating factors. Such factors may include, but are not limited to, the seriousness of the violations in relation to program requirements, health and safety of participating families, documentation from enforcement agencies, and record of compliance/number of violations of said parties, among others. Upon consideration of such circumstances, the Housing Authority may, on a case-by-case basis, choose to approve an owner, owner's representative, property management company, and/or identified property. If disapproval is warranted, the owner will be notified in writing by the Executive Director or designee of the reason(s) for the disapproval.

Conversion of Public Housing – Rental Assistance Demonstration (RAD)

The Fresno Housing Authority is amending its Annual and 5 year PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the Fresno Housing Authority will be converting to Project Based Rental Assistance under the guidelines of PIH Notice 2012-32, REV-I and any successor Notices.

Upon conversion to Project Based Rental Assistance the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7 of PIH Notice 2012-32, REV-2 and Joint Housing PIH Notice H-2014-09/PIH-2014-17. Additionally, the Fresno Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the Fresno Housing Authority with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that the Fresno Housing Authority may also borrow funds to address their capital needs.

The Fresno Housing Authority will also be contributing Operating Reserves in the amount of \$667,400, Capital Funds in the amount of \$168,032 and Replacement Housing Factor (RHF) Funds in the amount of \$300,000 towards the conversion.

Attached, please find specific information related to the Public Housing Developments selected for RAD.

Policy changes for converted project that will result in a transfer of assistance related to eligibility are based on maximum annual income at 60% of area median income and eligibility requirements of the Low Income Housing Tax Credit program. Policy changes governing admission and selection are based on preferences.

Definition of Substantial Deviations and Significant Amendments

Current Significant Amendment language is as follows:

As mandated by the U.S. Department of Housing and Urban Development, the Housing Authority must define “What is a substantial deviation, change or significant amendment to the Agency Plan?” If a proposed change to the Agency Plan is considered a “substantial change,” it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed and approved by the Housing Authority Boards of Commissioners. Therefore, the Housing Authority defines significant changes to the Agency Plan to be:

- Changes to tenant/resident admissions policies;
- Changes to the Housing Choice Voucher and Low Income Public Housing termination policy;
- Changes to the tenant/resident screening policy;
- Changes to public housing rent policies;
- Changes to the organization of the waiting list;
- Changes in the use of replacement reserve funds under the Capital Fund Grant;
- Changes in regards to demolition, disposition, designation, or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

The Housing Authorities wish to add the following language to the definition of a significant amendment:

Additionally, as part of the Rental Assistance Development (RAD), Housing Authority of the City of Fresno is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- Changes to the construction and rehabilitation plan for each approved RAD conversion; and changes to the financing structure for each approved RAD conversion

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

1.0	PHA Information PHA Name: : <i>HOUSING AUTHORITY OF THE CITY OF FRESNO</i> PHA Code: <i>CA006</i> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing (HCV) <input checked="" type="checkbox"/> Standard (LIPH) PHA Fiscal Year Beginning: (01/2015):					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 595 Number of HCV units: 6,994					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of Fresno Housing is to create and sustain vibrant communities throughout Fresno County.					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. PROGRAM GOALS To move its vision forward in the coming years, Fresno Housing Authority's efforts will focus on four broad strategic areas which have been conceived to support the organization's mission. To create vibrant communities throughout Fresno County (through quality housing (place), engaged residents (people), broad support (public), and effective collaboration (partnership). 1: PLACE Develop and expand the availability of quality affordable housing options throughout the city and county of Fresno by growing and preserving appropriate residential assets and increasing housing opportunities for low income residents. 2: PEOPLE Respect community needs and knowledge – by listening, learning, and researching – and respond to issues compassionately, intelligently, and intentionally – by developing exceptional programs based on shared expectations. 3: PUBLIC Build support for housing as a key component of vibrant, sustainable communities through public information, engagement, and advocacy that promotes affordable housing and supports the advancement of Fresno's low-income residents. 4: PARTNERSHIP Collaborate to strengthen the Housing Authority's ability to address the challenges facing Fresno communities.					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: The following PHA Plan elements have been updated: 1. Eligibility, Selection, and Admission Policies, Including Deconcentration and Wait List Procedures. Housing Choice Voucher Administrative policy changes: <ul style="list-style-type: none"> When an applicant is returned to the waiting list for not having a preference, they are put back on the preliminary wait list. Clarifies that eligible applicants may be placed on the active wait list in order of preference, date and time after clearance is received from the criminal background checks for all household members. 					

- Adding additional acceptability criteria for failing a unit to include: In conformance with California law, all units must have a carbon monoxide detector installed.
- As an addition to Housing Quality Standards criteria, FH is stating that to be considered a bedroom, the ceiling height in what otherwise qualifies as a bedroom must be 7 feet or local code, whichever is greater.
- Defines criteria that must be met before HAFAC will consider approval of an otherwise eligible project-based voucher participant to transfer to a tenant-based voucher.
- When a participant's assistance is terminated under the First In First Out policy due to a shortage of program funding, these families will have "reinstatement first" rights when vouchers again become available. The right to reinstatement will be for up to one year after the effective date of the family's termination of assistance.
- Adding that "any minor or non life-threatening HQS deficiency" (e.g., regrouting bath/sink areas) can be cleared via the HQS Repair Certification methodology rather than requiring a physical reinspection.
- Owner will be required to provide HAFAC with adequate documentation when contesting the number of bedrooms in a unit as it relates to rent reasonableness.
- Removes option for an extension of time to complete 24-hour emergency fail items. (Regulatory requirement).
- Some of our Targeted Program participants who are otherwise program eligible may become at risk of losing their rental assistance due to 1) the approach of their expiration period or 2) if supportive services or funding cease to exist. In light of the potential for homelessness or other unstable living conditions for individuals participating in these Targeted Programs (such as, but not limited to, Family Unification Program, Veteran Affairs Supportive Housing Program), HAFAC will exercise the option to continue assistance to such populations under the Housing Choice Voucher program. To ensure that housing assistance opportunities remain available for all waitlisted applicants, continued assistance to targeted program participants will be limited to 50 slots per year.
- Expanding definition of Limited Preference Homeless programs as follows: These vouchers are targeted for families/individuals in homeless assistance programs and/or initiatives; or special purpose voucher programs, when necessary to prevent homelessness, based on referrals from identified agencies with whom we would partner. Also increasing the number of vouchers targeted from 20 to 40.
- Due to the statutory change effective July 1, 2014 the definition of Extremely Low Income (ELI) limit is changed to the greater of the Federal poverty level or 30% of Area Median Income. In addition, the new ELI limits cannot exceed the Very Low-Income (VLI) limits; therefore, in some cases the ELI limits are identical to the VLI. For income targeting purposes, if a family's income at admission qualifies it under both the ELI limits and the VLI limits, the family will be qualified under the ELI limits.
- The FY 2014 Consolidated Appropriations Act limits the utility allowance to the lower of the voucher size or the unit size, with an exemption for families with a person with disabilities.
- The local preference for a Shelter Plus Care Resident Preference is being removed.
- Under the Rental Assistance Demonstration (RAD) Program participants who are assisted under the Project-Based Rental Assistance (PBRA) have a Choice-Mobility option, as defined under the PBRA program. Typically, these participants have a right to move with continued assistance to the tenant-based voucher program after 24 months, subject to tenant-based voucher availability.
- FH seeks to enhance services at project-based voucher developments by supporting and tracking the educational achievement and school attendance of its residents and coordinating with partner agencies other necessary resident and social service programs. To that end, FH may implement one or more pilot programs that promote education and school attendance and/or other pilot programs to benefit residents at one or more project-based voucher developments. In connection with the pilot program(s), FH will implement data sharing practices that allow FH to coordinate with partner agencies and share authorized information, including information related to school attendance and performance. FH will obtain all required authorizations, waivers, and approvals before receiving data from or providing data to a selected agency.
- The Applicant Portal has been established for persons that make an application with Fresno Housing Authority (FH) so that they may create an on-line account to review and update their personal information, including their current address, as well as indicate their continued interest in remaining on the waiting list. As our primary mode of communication with the applicant is by mail, it is critical that we have a valid, current address at all times so that we will be able to make contact with the applicant when we do a lottery.

2. Owner Disapproval

The HAFAC will disapprove the owner for the following reasons:

- The owner, owner's representative, and/or property management company has a history or practice of non-compliance with the HQS for units leased under the tenant-based programs, or with applicable housing standards for units leased with project-based Section 8 assistance or leased under any other federal housing programs.**
 - Threatens the right to peaceful enjoyment of the premises by other residents;**
 - Threatens the health or safety of other residents, of employees of the PHA, or of owner employees or other persons engaged in management of the housing;**
 - Threatens the health or safety of, or the right to peaceful enjoyment of their residences, by persons residing in the immediate vicinity of the premises; or**
 - Is drug-related criminal activity or violent criminal activity; or**
- The owner, owner's representative, and/or property management company has a history or practice of renting units that fail to meet State or local housing codes; or**
- The owner has not paid State or local real estate taxes, fines or assessments.**

Formatted: Font: Bold, Highlight

Formatted: Font: (Default) Times New Roman, 8 pt, Highlight

Formatted: Indent: Left: 0.5"

Formatted: Font: (Default) Times New Roman, 8 pt, Not Bold, Highlight

Formatted: Indent: Left: 0.75", Space After: 6 pt

Formatted: Font: (Default) Times New Roman, 8 pt, Check spelling and grammar

Formatted: Space After: 6 pt, Line spacing: single

Formatted: Space After: 6 pt, Line spacing: single, Bulleted + Level: 1 + Aligned at: 1.25" + Indent at: 1.5"

Formatted: Space After: 6 pt, Line spacing: single

The 2015 Administrative Plan also contains language on the duration of owner disapproval and is shown as follows:

If in its administrative discretion the Housing Authority disapproves an owner, the duration of the disapproval will be for three years.

The following is draft language replacing it:

If an owner, owner's representative, and/or property management company has committed fraud or abuse or is guilty of frequent or serious contract violations, the Housing Authority may restrict the owner from future participation in the program for a period of time commensurate with the seriousness of the offense, and may terminate some or all existing HAP contracts for assisted families with the owner, owner's representative, and/or property management company if the Housing Authority determines it has violated the HAP contract for those units.

In considering whether to disapprove owners, owner representatives, and/or property management companies for any of the discretionary reasons listed above, the Housing Authority will consider all mitigating factors. Such factors may include, but are not limited to, the seriousness of the violations in relation to program requirements, health and safety of participating families, documentation from enforcement agencies, and record of compliance/number of violations of said parties, among others. Upon consideration of such circumstances, the Housing Authority may, on a case-by-case basis, choose to approve an owner, owner's representative, property management company, and/or identified property. If disapproval is warranted, the owner will be notified in writing by the Executive Director or designee of the reason(s) for the disapproval.

Low-Income Public Housing Program Changes :

- In December 2014, FH converted public housing unit to Project Based Rental Assistance/Low Income Housing Tax Credit as authorized under the Rental Assistance Demonstration. The Rental Assistance Demonstration requires a Temporary Tenant Relocation plan which was prepared by the FH. The plan provides for families to be temporarily relocated during the rehabilitation to nearby temporary housing (at the cost of FH) in order to limit inconvenience to the tenant. Families that are affected by the conversion will continue to be treated as public housing residents during temporary relocation and will be transferred to other available public housing units.
- Due to the statutory change effective July 1, 2014 the definition of Extremely Low Income (ELI) is changed to the greater of the Federal poverty level or 30% of Area Median Income.
- FH would target up to 25 units for homeless families when there are vacancies at public housing units. The units are for families/individuals in homeless assistance programs and/or initiatives, when necessary to prevent homelessness, based on referrals from identified agencies with whom we would partner.
- The Applicant Portal has been established for persons that make an application with Fresno Housing Authority (FH) so that they may create an on-line account to review and update their personal information, including their current address, as well as indicate their continued interest in remaining on the waiting list. As our primary mode of communication with the applicant is by mail, it is critical that we have a valid, current address at all times so that we will be able to make contact with the applicant when we do a lottery.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

- Main administrative office of the HAFC located at:
1331 Fulton Mall, Fresno, CA Telephone (559) 443-08400
- FH development management offices located at:
 1. 937 Klette, Fresno, CA Telephone (559) 457-4175
 2. 1030 Parlier Avenue, Parlier, CA Telephone (559) 457-4125 or (559) 646-2778
 3. 1625 Allardt Drive, Firebaugh, CA Telephone (559) 457-4100 or (559) 653-3084

Copies of the plan are available upon request at these sites and can also be accessed via t

The HAFC official website: www.fresnohousing.org.

Formatted: Indent: Left: 0.5", Space After: 6 pt, Line spacing: single

Formatted: Indent: Left: 1", Space After: 6 pt, Line spacing: single

Formatted: Indent: Left: 0.5", Space After: 6 pt, Line spacing: single

Formatted: Indent: Left: 1", Space After: 6 pt, Line spacing: single

Formatted: Font: 8 pt

Formatted: Normal, Justified, Indent: Left: 1", Space After: 6 pt, No bullets or numbering

Formatted: Font: (Default) Palatino Linotype, 10.5 pt

Formatted: Font: 8 pt

Formatted: Normal, Indent: Left: 0", Tab stops: Not at 3" + 6"

Formatted: Normal, Indent: Left: 0", Don't adjust space between Latin and Asian text, Tab stops: Not at 3" + 6"

Formatted: Font: 8 pt

Formatted: No underline, Font color: Auto

PHA Plan Update

Financial Resources

The HAFC anticipates the following financial resources available for the support of the LIPH and HCV programs administered by the HAFC, Public Housing Operating Fund, Public Housing Capital Fund, Public Housing Dwelling Rental Income, and Annual Contributions for HCV, as well as grant funds for ROSS, HMIS, FSS and Shelter Plus Care.

#	Program	Financial Resources
1	PH Op Subsidy	1,789,990
2	Other Housing Programs Assistance	758,945
3	HAP Earned	44,143,061
4	Admin Fee Earned	4,210,387
5	ROSS	83,923
6	HMIS	211,747
7	FSS	-
8	PH Dwelling Rents	977,884
9	Other Housing Programs Dwelling Rent	292,497
10	Housing Counseling	-
11	SPC	1,497,756
12	Cap Fund	1,151,754
13	Resident Services	225,425
14	Homeless Programs	1,296,610

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

7a. HOPE VI or Mixed Finance Modernization or Development

Several mixed finance developments are contemplated for development in partnership with the Housing Authority, and may use Public Housing Capital Funds, rental subsidy, RHF, Project Based Vouchers and other available public housing or HUD funds to accomplish these goals.

Droge City View at Van Ness

The **Droge City View** development is located at the NEC of Van Ness Avenue and Inyo Street in Downtown Fresno and is part of the City of Fresno's Downtown Revitalization/Redevelopment Plan. The development will encompass two adjacent parcels, 802 Van Ness Avenue (APN 468 252 05) and 814 Van Ness Avenue (APN 468 252 06). The four-story design will include three stories of workforce housing and mixed uses on the first floor. The design includes 45 units with a mix of 6 studios, 30 one-bedrooms and 8 two-bedrooms and 1 managers unit on approximately .38 acres, and a common use courtyard on the second floor. The ground floor will include a Community Building of approximately 2,060 square feet, Commercial/Retail space of approximately 3,000 square feet and 24 parking garages. The Community Building will include a fully furnished community/meeting room with television and video capabilities, fitness center, full service kitchen, restroom facilities, lounge, and management offices. Our target population will be families and residents of Fresno and the surrounding areas that are income qualified. This development is targeted for workforce housing, with incomes ranging from 50-60% of the Area Median Income.

Schedule:

05/17/2013 Tax Credit Application
07/17/2013 Tax Credit Allocation Award
10/17/2013 Construction Start
10/31/2014 Construction Completion

Kings Canyon Apartments

The Cesar Chavez Foundation, and/or affiliate (CCF) has identified a development site located at the 5100 block of E. Kings Canyon Road in the City of Fresno (APNs: 463-021-58, 60, 61). These three contiguous parcels are currently owned by the City of Fresno, with whom CCF will be entering into a Development and Disposition Agreement later this year. Our concept consists of a multigenerational project totaling 139 units over 5.9 acres. The Family Apartments include 27 one-bedroom, 35 two-bedroom, and 27 three-bedroom units. The Senior Apartments include 37 one-bedroom and 9 two-bedroom units. Units range in size from 578 to 1,000 square feet. Community amenities will include a community room, laundry room, library room, and computer center. The goal is to develop this project as a single phase, but depending on the available resources, the project could be built out in two phases. Ultimately the projects will be integrated with shared amenities and services.

Schedule:

07/01/2015 Tax Credit Application
10/01/2015 Tax Credit Allocation Award
03/01/2016 Construction Start
03/31/2017 Construction Completion

Calaveras Court

The subject site consists of two parcels (APNs: 459-243-19 and 459-243-20), currently zoned for R-4 high density multiple-family residential (max

Formatted: Font: Bold, No underline, Font color: Black

Formatted: Font: Bold, Font color: Black

Formatted: Font: Bold

Formatted: Font color: Black

Formatted: Underline

Formatted: Font color: Black

Formatted: Underline

43.56 D.U. acre). The subject site is located at 240 and 250 N. Calaveras, Fresno, California 93701. The subject site consists of 22 multifamily units, built in 1963, (4) 2-story buildings. The Calaveras site will potentially be paired with new construction on a yet to be identified site within the Lowell or Downtown areas for the purpose of a tax credit application. The project is proposed to consist of rehabilitation that includes lead and asbestos abatement, termite abatement, new floor coverings with underlayment and VCT, interior and exterior paint, a 1,000 square foot community building, landscaped grounds, and rebuilt parking stalls. This scope will include, but not be limited to, gutters, ceiling insulation, new drywall where damaged, new heating and cooling units, electrical replacements, new plumbing fixtures and faucets, new 40 gallon water tanks, new appliances (stove, refrigerator), ceiling fans, and new kitchen cabinets, as well as the aforementioned common area improvements.

Schedule:

03/01/2015 Tax Credit Application
06/01/2015 Tax Credit Allocation Award
03/12/2015 Construction Start
03/12/2016 Construction Completion

Highway City

The subject site consists of two parcels, APN's 510-030-17 (a portion of) and 510-030-23, currently zoned for R-1 single family residential (max 10.37 D.U. acre). The total development area will be approximately 5.1 acres, consisting of approximately 2.58 acres of APN 510-030-17 (to be split, with development occurring on approximately 2.58 acres on the eastern portion of the parcel and 2.52 acres of APN 510-030-23. The subject site is located on the eastern side of N. Polk Avenue, and north of W. Gettysburg Avenue within the City of Fresno, California. The subject site is currently vacant land. The project is proposed to consist of the new construction of cluster single-family residential, with no more than 67 units total. The subject site is also proposed to include an approximately 10,400 square foot community building, landscaped grounds, paved parking areas and paved walkways.

Schedule:

03/01/2015 Tax Credit Application
06/01/2015 Tax Credit Allocation Award
12/01/2015 Construction Start
12/31/2016 Construction Completion

Cedar Heights

The subject site consists of one parcel currently zoned R-1 for single family residential, and represented in the current 2025 City General Plan as Medium High Density (10.38-18.15 D.U. acre) for multi-family residential purposes, which measures 35,953.90 square feet (.825 acres) with the associated Fresno County Assessor's Parcel Numbers (APNs) of 471-220-55T. The subject site is located on the southern side of East Hamilton Avenue, east of South Chance Avenue within the City of Fresno, California. The subject site is currently vacant land. The project is proposed to consist of the new construction of two-story apartment buildings, with no more than 20 apartment units at a maximum of 1,200 square feet each. The subject site is proposed to include landscaped grounds, paved parking areas and paved walkways.

Cedar Heights

The subject site consists of one parcel currently zoned R-2 for multi-family residential, which measures 35,953.90 square feet (0.83 acres) with the associated Fresno County Assessor's Parcel Numbers (APNs) of 471-220-55T. The subject site is located on the southern side of East Hamilton Avenue, east of South Chance Avenue within the City of Fresno, California, with the address of 4532 E. Hamilton Avenue. The subject site is currently vacant land.

The project site will consist of two-story apartment buildings, with 14 apartment units at a maximum of 1,200 square feet each.

Schedule:

07/01/2014 Tax Credit Application
09/10/2014 Tax Credit Allocation Award
03/23/2015 Construction Start
03/31/2016 Construction Completion

Fulton West

The proposed site is currently vacant land located at 541 N. Fulton Street, Fresno, CA 93711 with APNs 452-274-05 and 452-274-16. The proposed project would include the new construction of 32-31 affordable housing units with landscaped grounds, paved parking areas and paved walkways.

Schedule:

07/01/2014 Tax Credit Application
09/10/2014 Tax Credit Allocation Award
03/23/2015 Construction Start
03/31/2016 Construction Completion

North Fulton Mall Expansion

The site is home to the Fresno Housing Authority's central office in downtown Fresno. The proposed expansion site shows interest in developing property at Tuolumne and Broadway. The property consists of two parcels at a combined 1.38 acres. It is adjacent to property owned by the Fresno Housing Authority, and the Assessor's Parcel Numbers are 466-206-50T and 466-206-51T. The subject expansion may include commercial and

residential units for up to 90 units.

Schedule:

07/01/2015 Tax Credit Application
10/01/2015 Tax Credit Allocation Award
03/01/2016 Construction Start
03/31/2017 Construction Completion

7th and Ventura Seniors

The proposed site is located on 7th and Ventura Street in the City of Fresno. The proposed site is currently vacant land. FH's vision for the project consists of new construction of 50 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

07/01/2014 Tax Credit Application
10/01/2014 Tax Credit Allocation Award
03/01/2015 Construction Start
03/31/2016 Construction Completion

African American Museum

The proposed site is located at 1857 Fulton in the City of Fresno. The proposed site is currently home to the African American Museum. FH's vision for the project may consist of new construction or substantial rehab of 45 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit. The project may also include mixed use.

Schedule:

07/01/2015 Tax Credit Application
10/01/2015 Tax Credit Allocation Award
03/01/2016 Construction Start
03/31/2017 Construction Completion

Hanoian Site

The proposed site is located at Ventura and Cedar in the City of Fresno. The proposed site is currently home to retail. FH's vision for the project consists of new construction mixed use of 45 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

07/01/2015 Tax Credit Application
10/01/2015 Tax Credit Allocation Award
03/01/2016 Construction Start
03/31/2017 Construction Completion

West Fresno Development

FH's vision will include new mixed-income residential development in a variety of communities in West Fresno, new community services, community-serving retail and commercial development, which may include the replacement of the existing family housing owned and operated by the Fresno Housing Authority.

Schedule:

07/01/2015 Tax Credit Application
10/01/2015 Tax Credit Allocation Award
03/01/2016 Construction Start
03/31/2017 Construction Completion

West Fresno Villa Urbana

~~The proposed site is located in Southwest Fresno and is currently FH is evaluating a potential transfer of assistance from existing public housing units to a new development in Southwest Fresno. The prospective site is currently vacant land. The proposed project would include the new construction of -with a potential development holding up to 65 units. The concept may include mixed-income housing units as well as commercial spaces.~~

Schedule:

~~03/01/2015 Tax Credit Application
05/01/2015 Tax Credit Allocation Award
12/30/2015 Construction Start
06/01/2017 Construction Completion~~

Garland Gardens

Formatted: Font color: Black

Formatted: Underline

	<p>The proposed site is located in the City of Fresno. FH's vision for the project consists of substantial rehab of 51 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.</p> <p><u>Schedule:</u> 07/01/2015 Tax Credit Application 10/01/2015 Tax Credit Allocation Award 03/01/2016 Construction Start 03/31/2017 Construction Completion</p> <p><u>Bastian Court</u></p> <p>The proposed site is located at 2139 Stanislaus Street in the City of Fresno. FH's vision for the project consists of new construction of 60 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.</p> <p><u>Schedule:</u> 07/01/2015 Tax Credit Application 10/01/2015 Tax Credit Allocation Award 03/01/2016 Construction Start 03/31/2017 Construction Completion</p> <p>Phase II RAD Conversion</p> <p>The proposed Phase II RAD Conversion Project is comprised of separate, existing public housing developments throughout Fresno City. The proposed project consists of a substantial rehabilitation of the residential units to preserve their long-term affordability, made possible by converting them from public housing to Project Based Rental Assistance via the HUD Rental Assistance Demonstration.</p> <p><u>Schedule: (Funding applications will be phased through 2015-2017)</u> 08/01/2014 - RAD Application 03/15/2015 - Tax Credit Application 06/15/2015 - Tax Credit Allocation 12/01/2015 - Construction Start 07/01/2017 - Construction Completion</p> <p><u>Southeast Fresno Mixed-Use Development</u></p> <p><u>FH is seeking to identify a location for a proposed mixed-use development. Several stakeholders, including the agency, envision a development which consists of community resources, commercial space and low-income housing units. The project concept envisions community resources serving the Hmong community, as well as a multi-purpose community space.</u></p>
7b.	<p>Demolition and/or Disposition</p> <p><u>No demolition/disposition applications are anticipated at this time.</u></p> <p><u>Cedar Heights</u></p> <p><u>The subject site consists of one parcel currently zoned R-2 for multi-family residential, which measures 35,953.90 square feet (0.83 acres) with the associated Fresno County Assessor's Parcel Numbers (APNs) of 471-220-55T. The subject site is located on the southern side of East Hamilton Avenue, east of South Chance Avenue within the City of Fresno, California, with the address of 4532 E. Hamilton Avenue. The subject site is currently vacant land.</u></p> <p><u>The parcel is currently designated under the Low-Income Public Housing program. This parcel was apportioned from the Cedar Courts property during the RAD conversion process.</u></p> <p><u>The agency plans to submit a disposition application to the Special Applications Center (SAC). An approved disposition will allow the subject parcel to be transferred at Fair Market Value (FMV) and utilized for the development of low-income tax credit housing. Under HUD regulations, parcels which are "incidental to, or do not interfere with, the continued operation of the remaining portion of the development" qualify for disposition. Furthermore, parcels which can be used more efficiently to develop low-income housing outside the public housing program qualify for disposition.</u></p> <p><u>Disposition Timetable:</u> 09/2014 – Board review of proposed disposition 11/2014 – Disposition application to HUD Special Applications Center (SAC) 02/2015 – Transfer of subject parcel</p> <p><u>Repositioning Low-Income Public Housing</u></p> <p><u>The agency is considering the disposition and potential demolition of select low-income public housing properties throughout the City of Fresno.</u></p>

The potential projects consist of a substantial rehabilitation of the residential units to preserve their long-term affordability, made possible by disposition from the public housing portfolio under HUD's Section 18 program.

City AMP 1 (182 Units)
Sequoia Courts (60 Units)
Sequoia Courts Terrace (78 Units)
Monte Vista Terrace (44 Units)

City AMP 2 (244 Units)
Sierra Plaza (70 Units)
Fairview Heights Terrace (74 Units)
Sierra Terrace (72 Units)
Desoto Gardens (28 Units)

Schedule:
01/01/2015 - 01/01/2017 Disposition Applications
07/01/2015 - 07/01/2018 Tax Credit Applications
03/01/2016 - 03/01/2019 Construction Starts
07/01/2017 - 12/01/2020 Construction Completions

Conversion of Public Housing

Fresno RAD (Phase I) – Under Construction

The Fresno RAD Project is comprised of 3 separate, existing public housing developments located in the City of Fresno: Cedar Courts I & II, 149 units of multifamily housing on 17.85 acres located on the southwest corner of Cedar and Hamilton Ave; and Inyo Terrace, 44 units on 3.56 acres located on Peach Ave, just north of Kings Canyon Rd. Viking Village, 40 units of multifamily housing on 4.5 acres located at the northeast corner of Chestnut and Ashlan Ave, is proposed to be financed by 9% LIHTCs in Round 2. These developments were built between 1954 and 1984. The proposed project consists of a substantial rehabilitation of the residential units to preserve their long-term affordability, made possible by converting them from public housing to Project Based Rental Assistance via the HUD Rental Assistance Demonstration.

RAD PHASE I: CI AMP 4 (233 Units)
 CA006000004 – Cedar Courts (119 units)
 CA006000004 – Cedar Courts II (30 units)
 CA006000004 – Viking Village (40 units)
 CA006000004 – Inyo Terrace (44 units)

Schedule:
 03/06/13 Tax Credit Application
 6/12/13 Tax Credit Allocation
 12/01/13 Construction Start
 12/01/14 Construction Completion
 06/01/15 Lease-Up

The HACF anticipates a possible conversion of 426 public housing units to Project Based Rental Assistance (PBRA) or Project Based Vouchers (PBV) utilizing the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program. The number and location of public housing units anticipated for conversion in 2015-2017 are broken down as follows:

RAD PHASE II, First Set of Projects

City AMP 1
 Monte Vista Terra (44 Units)

City AMP 2
 Sierra Terrace (partial, 46 Units)

RAD PHASE II, Second Set of Projects

City AMP 1 (182 Units)
Sequoia Courts (60 Units) and Sequoia Courts Terrace (78 Units)

City AMP 2
Sierra Terrace (partial, 26 Units), Fairview Heights Terrace (74 Units) Sierra Plaza (70 Units) and Desoto Gardens (28 Units)

RAD PHASE II – (Funding applications will be phased through 2015-2017)

Schedule:

	<p>08/01/2014 - RAD Application 03/01/2015 – 07/01/2018 Tax Credit Applications 12/01/2015 – 03/01/2019 Construction Starts 07/01/2017 – 12/01/2020 Construction Completions</p> <p><u>The Fresno Housing Authority is amending its Annual and 5 year PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the Fresno Housing Authority will be converting to Project Based Rental Assistance under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices.</u></p> <p><u>Upon conversion to Project Based Rental Assistance the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7 of PIH Notice 2012-32, REV-2 and Joint Housing PIH Notice H-2014-09/PIH-2014-17. Additionally, the Fresno Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements.</u></p> <p><u>RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the Fresno Housing Authority with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that the Fresno Housing Authority may also borrow funds to address their capital needs.</u></p> <p><u>The Fresno Housing Authority will also be contributing Operating Reserves in the amount of \$667,400, Capital Funds in the amount of \$168,032 and Replacement Housing Factor (RHF) Funds in the amount of \$300,000 towards the conversion.</u></p> <p><u>Attached, please find specific information related to the Public Housing Developments selected for RAD.</u></p> <p><u>Policy changes for converted project that will result in a transfer of assistance related to eligibility are based on maximum annual income at 60% of area median income and eligibility requirements of the Low Income Housing Tax Credit program. Policy changes governing admission and selection are based on preferences.</u></p> <p>03/15/2015 – Tax Credit Application 06/15/2014 – Tax Credit Allocation 12/01/2014 – Construction Start 07/01/2016 – Construction Completion</p>	<p>Formatted: Font: (Default) Times New Roman, 8 pt, No underline, Highlight</p> <p>Formatted: Font: (Default) Times New Roman, 8 pt, Highlight</p> <p>Formatted: Font: (Default) Times New Roman, 8 pt, No underline, Highlight</p> <p>Formatted: Font: (Default) Times New Roman, 8 pt, Highlight</p> <p>Formatted: Font: (Default) Times New Roman, 8 pt, No underline, Highlight</p> <p>Formatted: Font: (Default) Times New Roman, 8 pt, Highlight</p> <p>Formatted: Font: (Default) Times New Roman, 8 pt, No underline, Highlight</p> <p>Formatted: Font: (Default) Times New Roman, 8 pt, Highlight</p> <p>Formatted: Font: (Default) Times New Roman, 8 pt, No underline, Highlight</p> <p>Formatted: Font: (Default) Times New Roman, 8 pt, Highlight</p> <p>Formatted: Font: (Default) Times New Roman, 8 pt, No underline, Highlight</p> <p>Formatted: Indent: Left: 0"</p>
7d.	<p>Homeownership</p> <p>The HOP program, organized much like a lease option-to-buy, has the objective of allowing a family ownership of a FHA owned home within 5-7 years. The market changes over the years have impacted the process of selling the properties. Currently there are 4 occupied homes under this program and 9 vacant (combined total for Fresno and Sanger). In 2015 we will look at converting these homes to new programs (Section 24 and 32) allowing for ease of sale.</p>	
7e.	<p>Project Based Vouchers</p> <p>Project Based Vouchers are anticipated to be utilized at a number of development, both in tax credit financed properties and through U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program. The number and location of PB vouchers expected for 2015 – 426 vouchers are broken down as follows:</p> <p>Project Based Rental Assistance (PBRA)</p> <p>Project Based Rental Assistance contracts are in effect for Phase I of the RAD projects. FH anticipates utilizing PBRA for Phase II of the RAD conversion process, contingent on HUD approval, and any projects involving the transfer of assistance from current Low Income Public Housing units.</p> <p>RAD PHASE I – Under Construction CA006000004 – Cedar Courts (119 units) CA006000004 – Cedar Courts II (30 units) CA006000004 – Viking Village (40 units) CA006000004 – Inyo Terrace (44 units)</p> <p>RAD PHASE II City AMP 1 (182 Units) Sequoia Courts (60 Units) Sequoia Courts Terrace (78 Units) Monte Vista Terra (44 Units)</p> <p>City AMP 2 (244Units) Sierra Plaza (70 Units) Fairview Heights Terrace (74 Units) Sierra Terrace (72 Units) Desoto Gardens (28 Units)</p> <p><u>West Fresno Villa Urbana – up to 50 PBRBAs</u></p> <p><u>Southeast Fresno RAD excess transfer – up to 3 PBRBAs</u></p>	

	<p>Project Based Vouchers</p> <p><u>Project Based Vouchers are anticipated to be utilized at a number of development; both in tax-credit financed properties and through U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program. The number and location of PB vouchers expected for 2015- 426 vouchers are broken down as follows;</u></p> <p>Kings Canyon Apartments – <u>up to 27</u> project based vouchers.</p> <p>Calaveras Court – <u>up to 42-15</u> project based vouchers.</p> <p>Site-based waiting lists will be established for each mixed finance development.</p> <p>Statement of how project basing would be consistent with our PHA Plan: As the Agency strives to provide housing opportunities for individuals and families in need throughout Fresno County, especially those who are most vulnerable, project based vouchers (PBV) are an essential resource. To date, three projects are under consideration targeting persons with very-low incomes, generally below 30-40% of the area median income. Each of the three projects was selected in accordance with HUD Title 24 Part 983.51 and HACCFs Administrative Plan. Selected projects have demonstrated a need for rent subsidy in order to help offset basic operating costs and allow for the projects' financial feasibility.</p>
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p><i>Attachment "A" – Capital Fund Program Annual Statement/Performance and Evaluation Report HUD-50075.1</i></p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><i>See HUD-50075.2 approved by HUD as part of the CA006 Annual Plan effective January 1, 2014.</i></p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The HACF Plan includes the following actions and commitments:</p> <ol style="list-style-type: none"> 1) Construction and rehabilitation of new affordable housing units with emphasis on households with five or more members, the elderly and the disabled; 2) Rehabilitation of existing affordable housing stock; 3) Ensure equal opportunity and affirmatively further fair housing; 4) Improvement of processes that affect housing affordability; 5) Provide assistance to those individuals who are homeless or at risk of becoming homeless; 6) Seek grant opportunities for housing subsidy for low to very low-income households including elderly and non-elderly disabled households; 7) Provide housing counseling and economic empowerment services in the community.
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The HACF is a federally funded agency that administers housing assistance programs to qualified very low income families, the disabled, and seniors. The HACF publicizes and disseminates information to make known the availability of housing unit s and housing-related services for very low-income families on a regular basis. The HACF communicates the status of housing availability to other service providers in the community. The HACF advises them of housing eligibility factors and guidelines in order that they make proper referrals for those who seek housing.</p> <p><u>Continued Assistance for Targeted Programs</u></p> <p>Targeted Programs refers to special purpose vouchers operated within the Housing Choice Voucher program and are intended to serve specific subpopulations and often correspond with supportive services. Although most of these programs provide ongoing housing assistance as long as the household is income eligible, some have an expiration period or can terminate eligibility if supportive services or funding cease to exist. HACF recognizes that this practice could potentially result in homelessness or other unstable living conditions, therefore, will exercise the option to continue assistance to such populations under the Housing Choice Voucher program. This option will be available to Targeted Programs such as,</p>

	<p>but not limited to:</p> <ul style="list-style-type: none"> • Family Unification Program – FUP • Veteran Affairs Supportive Housing Program – VASH <p>To ensure that housing assistance opportunities remain available for all waitlisted applicants, continued assistance to targeted program participants will be limited to 50 slots per year.</p> <p>In effort to align with voucher utilization goals, continued assistance for targeted program participants (Except FUP-Youth) will only be considered when 1) the program making the request is at 98% utilization or above; 2) tenant-based vouchers are available; and 3) the transfer would not result in overleasing under the tenant-based voucher program. Exception to FUP-Youth is made due to time-limited clause for program participation. The intent of providing the continued assistance option is to:</p> <ul style="list-style-type: none"> • Create attrition and availability of targeted program vouchers to targeted subpopulations with special needs. • Allow participants who no longer require the supportive services to retain housing, but still need rental subsidy, the opportunity to “graduate” from a targeted program to the next level towards independence. • Provide continuity and housing stability for youth who have an expiring FUP voucher.
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The HACF completed development and leasing of 50 project based voucher units, 148 units total at Parc Grove Commons Northwest, a mixed finance development in central Fresno.</p> <p>The HACF completed 34 units at Bridges at Florence, a mixed finance development in Southwest Fresno.</p> <p>The Fresno Housing Authority completed the San Ramon property and rehabilitated 32 units in partnership with the City of Fresno.</p> <p>Under contract with the City of Fresno, the HACF has purchased, rehabilitated, and continue selling 13 formerly-foreclosed single-family homes under the NSP program.</p> <p>The Resident Opportunities and Self-Sufficiency (ROSS) program provides holistic services which include one-on-one case management and group education workshops to adult and youth residents in public housing developments. Youth activities focus on academic development, career awareness, physical fitness, financial education, and other self-development programs to assist them in becoming successful adults. Adult programs provide linkages to resources for education/career advancement awareness, access to job training and Section 3 training and employment opportunities, development of basic life skills, understanding tenant responsibilities, and building credit to become mortgage worthy as a first step toward achieving homeownership. Adult program activities for elderly and disabled residents assist them in achieving self-sufficiency and aging in place. The ROSS program also provides family bonding and neighborhood community building opportunities to assist residents in creating a healthy environment within and outside the complexes.</p> <p>HACF is a HUD-certified Local Housing Counseling Agency (LHCA). It provides one-on-one pre- and post-purchase counseling. Foreclosure intervention, mortgage scams awareness, and a 16-hour extensive Homebuyer Education and Counseling program (HEC). HEC certification fulfills the homeownership education requirements for down payment assistance programs for first-time homebuyers, such as: Fresno City and County down payment assistance program, IDEA, WISH, NSP, CalFHA, Mortgage Assistance Program, etc. The HACF LHCA has successfully assisted distressed homeowners to prevent foreclosure.</p> <p>The HACF Resident Services programs assist youth and adult residents of HACF affordable housing, and mixed use/tax credit developments to access resources for self-development and self-sufficiency. Service Coordinators provide youth development activities and coordinate workshops in partnership with community organizations to benefits residents. The Program also provides family bonding and neighborhood community building opportunities to assist residents in creating a healthy environment within and outside the complexes.</p> <p>HACF has grant funding under the initiative Housing Opportunities for Persons with HIV/AIDS (HOPWA) to operate permanent supportive housing and supportive services to persons living with HIV/AIDS (PLWHA) via a tenant based rental assistance program. Assistance will be provided for a period of one (1) to three (3) years or until funding is exhausted for this program. This rental assistance is available in Fresno County only; HOPWA is not portable to other counties and/or states. Eligibility is limited to those applicant households where at least one (1) member has a documented medical diagnosis of HIV and/or AIDS. Written determinations must be made by a physician or medical professional trained to make such determination; and applicant household income must be below 80% Area Mean Income (AMI). Additional preference will be given to those applicant households that exhibit homelessness as defined by U.S. Department of Housing and Urban Development. The HOPWA program is modeled after the Shelter Plus Care program in all aspects; with two (2) exceptions - inclusion is strictly related to those with the specific HIV/AIDS diagnosis and homelessness is not a prerequisite of program inclusion.</p> <p>HACF has been subcontracted to administer the HOME Tenant-Based Rental Assistance Program (HOME TBRA) on behalf of the City of Fresno. The contract will commence on or about July 1, 2014 and end on or about June 30, 2016. The purpose of HOME TBRA is operation of a supportive housing program via tenant based rental assistance to homeless individuals/families identified by HACF and partners of the Fresno Madera Continuum of Care (FMCoC). The HOME TBRA program is available in the City of Fresno only and is not portable to Fresno County, other counties and/or states. Eligibility is centered on those individuals/families who exhibit homelessness as defined by the U.S. Department of Housing and Urban Development. Additional eligibility could entail measure of morbidity and/or permanent supportive housing suitability as measured by the Vulnerability Index & Service Prioritization Decision Assistance Tool (VI-SPDAT).</p> <p>The Fresno Madera Continuum of Care (FMCoC) is a consortium of nonprofit, government, faith-based, civic and business organizations dedicated to addressing the myriad of needs for the homeless population throughout the cities and counties of Fresno and Madera. Homeless housing assistance and operations for the FMCoC participating agencies is funded largely through the U.S. Department of Housing and Urban Development which assists in the advancement of housing and services solutions for the homeless population. HACF serves as Collaborative Applicant for the FMCoC. In this role, HACF is responsible for facilitation of the annual HUD Notice of Funding Availability (NOFA) competition. HACF ensures</p>

	<p>timely completion of the funding application and compliance with HUD mandates. HACF also serves as the Lead Agency for the Homeless Management Information System (HMIS), the repository whereby all data regarding housing and/or services to homeless individuals/families are kept. In this role, HACF is responsible for all data reporting to HUD including the Annual Homeless Assessment Report to Congress. HACF staff also serves on the Executive Committee and chairs sub-committees of the FMCoC.</p> <p>b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Definition of Substantial Deviations and Significant Amendments</p> <p>As mandated by the U.S. Department of Housing and Urban Development, the Housing Authority must define "What is a substantial change to the Agency Plan?" If a proposed change to the Agency Plan is considered a "substantial change," it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed and approved by the Housing Authority Boards of Commissioners. Therefore, the Housing Authority defines significant changes to the Agency Plan to be:</p> <ul style="list-style-type: none"> • Changes to tenant/resident admissions policies; • Changes to the Housing Choice Voucher and Low Income Public Housing termination policy; • Changes to the tenant/resident screening policy; • Changes to public housing rent policies; • Changes to the organization of the waiting list; • Changes in the use of replacement reserve funds under the Capital Fund Grant; • Changes in regards to demolition, disposition, designation, or conversion activities. <p>An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.</p> <p><u>Additionally, as part of the Rental Assistance Development (RAD), Housing Authority of the City of Fresno is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:</u></p> <ul style="list-style-type: none"> • <u>The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;</u> • <u>Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;</u> • <u>Changes to the construction and rehabilitation plan for each approved RAD conversion; and</u> • <u>Changes to the financing structure for each approved RAD conversion.</u>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

Formatted: No underline, Font color: Auto, Highlight

Formatted: Highlight

Formatted: No underline, Font color: Auto, Highlight

Formatted: Highlight

Formatted: No underline, Font color: Auto, Highlight

Formatted: Highlight

Formatted: No underline, Font color: Auto, Highlight

Formatted: Highlight

Formatted: No underline, Font color: Auto, Highlight

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

1.0	PHA Information PHA Name: : <i>HOUSING AUTHORITY OF FRESNO COUNTY</i> PHA Code: <i>CA028</i> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing (HCV) <input checked="" type="checkbox"/> Standard (LIPH) PHA Fiscal Year Beginning: (01/2015):					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 758 Number of HCV units: 5,604					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of Fresno Housing is to create and sustain vibrant communities throughout Fresno County.					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. PROGRAM GOALS To move its vision forward in the coming years, Fresno Housing Authority's efforts will focus on four broad strategic areas which have been conceived to support the organization's mission. To create vibrant communities throughout Fresno County (through quality housing (place), engaged residents (people), broad support (public), and effective collaboration (partnership). 1: PLACE Develop and expand the availability of quality affordable housing options throughout the city and county of Fresno by growing and preserving appropriate residential assets and increasing housing opportunities for low income residents. 2: PEOPLE Respect community needs and knowledge – by listening, learning, and researching – and respond to issues compassionately, intelligently, and intentionally – by developing exceptional programs based on shared expectations. 3: PUBLIC Build support for housing as a key component of vibrant, sustainable communities through public information, engagement, and advocacy that promotes affordable housing and supports the advancement of Fresno's low-income residents. 4: PARTNERSHIP Collaborate to strengthen the Housing Authority's ability to address the challenges facing Fresno communities.					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: The following PHA Plan elements have been updated: 1. Eligibility, Selection, and Admission Policies, Including Deconcentration and Wait List Procedures. Housing Choice Voucher Administrative policy changes: <ul style="list-style-type: none"> When an applicant is returned to the waiting list for not having a preference, they are put back on the preliminary wait list. Clarifies that eligible applicants may be placed on the active wait list in order of preference, date and time after clearance is received from the criminal background checks for all household members. Adding additional acceptability criteria for failing a unit to include: In conformance with California law, all units must have a carbon monoxide detector installed. 					

- As an addition to Housing Quality Standards criteria, FH is stating that to be considered a bedroom, the ceiling height in what otherwise qualifies as a bedroom must be 7 feet or local code, whichever is greater.
- Defines criteria that must be met before HAFAC will consider approval of an otherwise eligible project-based voucher participant to transfer to a tenant-based voucher.
- When a participant's assistance is terminated under the First In First Out policy due to a shortage of program funding, these families will have "reinstatement first" rights when vouchers again become available. The right to reinstatement will be for up to one year after the effective date of the family's termination of assistance.
- Adding that "any minor or non life-threatening HQS deficiency" (e.g., regrouting bath/sink areas) can be cleared via the HQS Repair Certification methodology rather than requiring a physical reinspection.
- Owner will be required to provide HAFAC with adequate documentation when contesting the number of bedrooms in a unit as it relates to rent reasonableness.
- Removes option for an extension of time to complete 24-hour emergency fail items. (Regulatory requirement).
- Some of our Targeted Program participants who are otherwise program eligible may become at risk of losing their rental assistance due to 1) the approach of their expiration period or 2) if supportive services or funding cease to exist. In light of the potential for homelessness or other unstable living conditions for individuals participating in these Targeted Programs (such as, but not limited to, Family Unification Program, Veteran Affairs Supportive Housing Program), HAFAC will exercise the option to continue assistance to such populations under the Housing Choice Voucher program. To ensure that housing assistance opportunities remain available for all waitlisted applicants, continued assistance to targeted program participants will be limited to 50 slots per year.
- Expanding definition of Limited Preference Homeless programs as follows: These vouchers are targeted for families/individuals in homeless assistance programs and/or initiatives; or special purpose voucher programs, when necessary to prevent homelessness, based on referrals from identified agencies with whom we would partner. Also increasing the number of vouchers targeted from 20 to 40.
- Due to the statutory change effective July 1, 2014 the definition of Extremely Low Income (ELI) limit is changed to the greater of the Federal poverty level or 30% of Area Median Income. In addition, the new ELI limits cannot exceed the Very Low-Income (VLI) limits; therefore, in some cases the ELI limits are identical to the VLI. For income targeting purposes, if a family's income at admission qualifies it under both the ELI limits and the VLI limits, the family will be qualified under the ELI limits.
- The FY 2014 Consolidated Appropriations Act limits the utility allowance to the lower of the voucher size or the unit size, with an exemption for families with a person with disabilities.
- The local preference for a Shelter Plus Care Resident Preference is being removed.
- Under the Rental Assistance Demonstration (RAD) Program participants who are assisted under the Project-Based Rental Assistance (PBRA) have a Choice-Mobility option, as defined under the PBRA program. Typically, these participants have a right to move with continued assistance to the tenant-based voucher program after 24 months, subject to tenant-based voucher availability.
- FH seeks to enhance services at project-based voucher developments by supporting and tracking the educational achievement and school attendance of its residents and coordinating with partner agencies other necessary resident and social service programs. To that end, FH may implement one or more pilot programs that promote education and school attendance and/or other pilot programs to benefit residents at one or more project-based voucher developments. In connection with the pilot program(s), FH will implement data sharing practices that allow FH to coordinate with partner agencies and share authorized information, including information related to school attendance and performance. FH will obtain all required authorizations, waivers, and approvals before receiving data from or providing data to a selected agency.
- The Applicant Portal has been established for persons that make an application with Fresno Housing Authority (FH) so that they may create an on-line account to review and update their personal information, including their current address, as well as indicate their continued interest in remaining on the waiting list. As our primary mode of communication with the applicant is by mail, it is critical that we have a valid, current address at all times so that we will be able to make contact with the applicant when we do a lottery.

2. Owner Disapproval

The HAFAC will disapprove the owner for the following reasons:

- The owner, owner's representative, and/or property management company has a history or practice of non-compliance with the HQS for units leased under the tenant-based programs, or with applicable housing standards for units leased with project-based Section 8 assistance or leased under any other federal housing programs.
- The owner, owner's representative, and/or property management company has a history or practice of failing to terminate tenancy of tenants of units assisted under Section 8 or any other federally assisted housing program for activity engaged in by the tenant, any member of the household, a guest or another person under the control of any member of the household that:
 - Threatens the right to peaceful enjoyment of the premises by other residents;
 - Threatens the health or safety of other residents, of employees of the PHA, or of owner employees or other persons engaged in management of the housing;
 - Threatens the health or safety of, or the right to peaceful enjoyment of their residences, by persons residing in the immediate vicinity of the premises; or
 - Is drug-related criminal activity or violent criminal activity; or
- The owner, owner's representative, and/or property management company has a history or practice of renting units that fail to meet State or local housing codes; or
- The owner has not paid State or local real estate taxes, fines or assessments.

The 2015 Administrative Plan also contains language on the duration of owner disapproval and is shown as follows:

Formatted: Indent: Left: 1.25", No bullets or numbering

Formatted: Indent: Left: 0.5", No bullets or numbering

Formatted: Indent: Left: 0.75", No bullets or numbering

If in its administrative discretion the Housing Authority disapproves an owner, the duration of the disapproval will be for three years.

The following is draft language replacing it:

If an owner, owner's representative, and/or property management company has committed fraud or abuse or is guilty of frequent or serious contract violations, the Housing Authority may restrict the owner from future participation in the program for a period of time commensurate with the seriousness of the offense, and may terminate some or all existing HAP contracts for assisted families with the owner, owner's representative, and/or property management company if the Housing Authority determines it has violated the HAP contract for those units.

In considering whether to disapprove owners, owner representatives, and/or property management companies for any of the discretionary reasons listed above, the Housing Authority will consider all mitigating factors. Such factors may include, but are not limited to, the seriousness of the violations in relation to program requirements, health and safety of participating families, documentation from enforcement agencies, and record of compliance/number of violations of said parties, among others. Upon consideration of such circumstances, the Housing Authority may, on a case-by-case basis, choose to approve an owner, owner's representative, property management company, and/or identified property. If disapproval is warranted, the owner will be notified in writing by the Executive Director or designee of the reason(s) for the disapproval.

Formatted: Line spacing: single

Formatted: Font: 8 pt

Formatted: Normal, Indent: Left: 1", No bullets or numbering

Formatted: Font: 8 pt, Bold

Formatted: Normal, Indent: Left: 0"

Low-Income Public Housing Program Changes :

- In December 2014, FH converted public housing unit to Project Based Rental Assistance/Low Income Housing Tax Credit as authorized under the Rental Assistance Demonstration. The Rental Assistance Demonstration requires a Temporary Tenant Relocation plan which was prepared by the FH. The plan provides for families to be temporarily relocated during the rehabilitation to nearby temporary housing (at the cost of FH) in order to limit inconvenience to the tenant. Families that are affected by the conversion will continue to be treated as public housing residents during temporary relocation and will be transferred to other available public housing units.
- Due to the statutory change effective July 1, 2014 the definition of Extremely Low Income (ELI) is changed to the greater of the Federal poverty level or 30% of Area Median Income.
- The Applicant Portal has been established for persons that make an application with Fresno Housing Authority (FH) so that they may create an on-line account to review and update their personal information, including their current address, as well as indicate their continued interest in remaining on the waiting list. As our primary mode of communication with the applicant is by mail, it is critical that we have a valid, current address at all times so that we will be able to make contact with the applicant when we do a lottery.

(b.) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

- Main administrative office of the HAFC located at:
1331 Fulton Mall, Fresno, CA Telephone (559) 443-08400
- FH development management offices located at:
 1. 937 Klette, Fresno, CA Telephone (559) 457-4175
 2. 1030 Parlier Avenue, Parlier, CA Telephone (559) 457-4125 or (559) 646-2778
 3. 1625 Allardt Drive, Firebaugh, CA Telephone (559) 457-4100 or (559) 653-3084

Copies of the plan are available upon request at these sites and can also be accessed via the

The HAFC official website: www.fresnohousing.org.

Formatted: Font: 8 pt

Formatted: No underline, Font color: Auto

Formatted: Normal, Indent: Left: 0", Don't adjust space between Latin and Asian text, Tab stops: Not at 3" + 6"

PHA Plan Update

Financial Resources

The HAFC anticipates the following financial resources available for the support of the LIPH and HCV programs administered by the HAFC, Public Housing Operating Fund, Public Housing Capital Fund, Public Housing Dwelling Rental Income, and Annual Contributions for HCV, as well as grant funds for ROSS, HMIS, FSS and Shelter Plus Care.

#	Program	Financial Resources
1	PH Op Subsidy	1,989,604
2	Other Housing Programs Assistance	997,698
3	HAP Earned	34,434,336
4	Admin Fee Earned	3,228,166
5	ROSS	85,324
6	Cap Fund	1,751,395
7	FSS	-
8	PH Dwelling Rents	2,198,391

6.0

	9	Other Housing Programs Dwelling Rent	948,592	
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>7a. HOPE VI or Mixed Finance Modernization or Development Several mixed finance developments are contemplated for development in partnership with the Housing Authority, and may use Public Housing Capital Funds, rental subsidy, RHF, Project Based Vouchers and other available public housing or HUD funds to accomplish these goals.</p> <p><u>Firebaugh Gateway Apartments</u></p> <p>The proposed development of the “The Gateway Project” will help redevelop blighted parcels within the local neighborhood and provide much needed affordable rental housing in Firebaugh, Ca. The project consists of thirty (30) affordable, very-low to moderate income apartment rental homes and a community building on the subject parcels. The community building will feature a community multipurpose room. The project design will also include open space for the residents. The selected architect will be known for designing quality, innovative and attractive senior residential architecture.</p> <p><u>Schedule:</u> 03/7/01/2014⁴⁵ Tax Credit Application 06/40/01/2014⁴⁵ Tax Credit Allocation Award 3/12/01/2015 Construction Start 3/12/31/2016 Construction Completion</p> <p><u>Reedley Kings River Commons</u></p> <p>The proposed project is an affordable housing community consisting of 60 units of multi-family apartments comprised of 32 two-bedroom and 28 three-bedroom units on approximately 4.90 acres. The target population will be families and residents of Reedley and the surrounding areas that are income qualified. All of the units will be rent restricted for qualified residents with incomes ranging from 30% to 50% of the area median income. The lots are located at 2020 E. Dinuba Ave (APN#370-400-37) and 2092 E. Dinuba Ave (APN# 370-400-38) in Reedley, Ca.</p> <p><u>Schedule:</u> 03/06/13 Tax Credit Application 06/12/13 Tax Credit Allocation 12/01/13 Construction Start 12/01/14 Construction Completion 06/01/15 Lease-Up</p> <p><u>Trailside Terrace Downtown Reedley</u></p> <p>The subject site is located on three adjacent, vacant parcels in Downtown Reedley with great potential for mixed-use development in a stable community. The three vacant parcels (APNs 368-241-08, 368-241-10, and 368-241-12) consist of some of the last buildable lots along G Street, Downtown Reedley’s main street. The three parcels are owned by different individuals who are related. Together the parcels are 1.76 acres. The envisioned project would be up to 65 units and may be a multifamily or senior development with about 3,000 sf of commercial space. Parcels APN 368-241-10 and 368-241-12 have frontage along G Street, while parcel APN 368-241-08 has frontage along 12th and 13th Streets. The latter parcel also backs into the Rails to Trails walkway, a great amenity for potential future residents.</p> <p><u>Schedule:</u> 07/01/2014⁴⁵ Tax Credit Application 10/01/2014⁴⁵ Tax Credit Allocation Award 03/01/2015⁴⁶ Construction Start 03/31/2016⁴⁷ Construction Completion</p> <p><u>San Joaquin Commons Apartments</u></p> <p>The proposed development is located in the City of San Joaquin. FH’s vision for the project consists of 50-80 affordable, very-low to low-income housing apartment rentals, and 1 manager’s unit.</p> <p><u>Schedule:</u> 07/01/2014 Tax Credit Application 10/01/2014 Tax Credit Allocation Award 03/01/2015 Construction Start</p>			

03/31/2016 Construction Completion

Selma Commons Apartments

The proposed development is located in the City of Selma. FH's vision for the project consists of 50-80 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

07/01/2014 Tax Credit Application
10/01/2014 Tax Credit Allocation Award
03/01/2015 Construction Start
03/31/2016 Construction Completion

Sanger Commons Apartments

The proposed development is located in the City of Sanger. FH's vision for the project consists of 50-80 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

07/01/2014 Tax Credit Application
10/01/2014 Tax Credit Allocation Award
03/01/2015 Construction Start
03/31/2016 Construction Completion

Parkside Huron

The proposed development is located in the City of Huron. FH's vision for the project consists of substantial rehab of 50 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

07/01/2014 Tax Credit Application
10/01/2014 Tax Credit Allocation Award
03/01/2015 Construction Start
03/31/2016 Construction Completion

Citrus Gardens Orange Cove

The proposed development is located in the City of Orange Cove. FH's vision for the project consists of substantial rehab of 30 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

07/01/2014 Tax Credit Application
10/01/2014 Tax Credit Allocation Award
03/01/2015 Construction Start
03/31/2016 Construction Completion

Orchard Apartments Parlier

The proposed development is located in the City of Parlier. FH's vision for the project consists of substantial rehab of 40 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

07/01/2014 Tax Credit Application
10/01/2014 Tax Credit Allocation Award
03/01/2015 Construction Start
03/31/2016 Construction Completion

Highway City Marcelli Terrace

The proposed conversion project is comprised of existing public housing located in Highway City in Fresno County. The proposed project consists of a substantial rehabilitation of 24 residential units. The development may include the addition of up to 30 new residential units.

Schedule:

07/01/2014 Tax Credit Application
10/01/2014 Tax Credit Allocation Award
03/01/2015 Construction Start
03/31/2016 Construction Completion

	<p><u>Shockley Terrace</u></p> <p>The proposed development is located in the City of Selma. FH's vision for the project consists of substantial rehab of 25 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit along with the possibility of adding additional units to the site. The development may include the addition of up to 30 new residential units.</p> <p>Schedule: 07/01/2014 Tax Credit Application 10/01/2014 Tax Credit Allocation Award 03/01/2015 Construction Start 03/31/2016 Construction Completion</p> <p><u>Mendota Farm Labor</u></p> <p>The proposed development is located in the City of Mendota. FH's vision for the project consists of substantial rehab of 60 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.</p> <p>Schedule: 07/01/2014 Tax Credit Application 10/01/2014 Tax Credit Allocation Award 03/01/2015 Construction Start 03/31/2016 Construction Completion</p> <p><u>Marion Villas Apartments</u></p> <p>The development is located in the City of Kingsburg, Ca. The vision for the project consists of 46 affordable, very-low to low-income housing apartment rental homes for elderly residents, and 1 manager's unit.</p> <p>Schedule: 07/06/13 Tax Credit Application 10/12/13 Tax Credit Allocation 03/24/14 Construction Start 03/24/15 Construction Completion 09/01/15 Lease-Up</p> <p>Phase II RAD Conversion</p> <p>The proposed Phase II RAD Conversion Project is comprised of separate, existing public housing developments throughout Fresno County. The proposed project consists of a substantial rehabilitation of the residential units to preserve their long-term affordability, made possible by converting them from public housing to Project Based Rental Assistance via the HUD Rental Assistance Demonstration.</p> <p>Schedule: <u>(Funding applications will be phased through 2015-2017)</u> 08/01/2014 - RAD Application 03/15/2015 - Tax Credit Application 06/15/2015 - Tax Credit Allocation 12/01/2015 - Construction Start 07/01/2017 - Construction Completion</p>
7b.	<p>Demolition and/or Disposition</p> <p><u>Repositioning Low-Income Public Housing</u></p> <p><u>The agency is considering the disposition and potential demolition of select low-income public housing properties throughout Fresno County. An approved disposition would allow the subject properties to be disposed at Fair Market Value (FMV) and allow for substantial rehabilitation and/or new construction utilizing low-income tax credit funding. The potential projects could consist of substantial rehabilitation or demolition and new construction of the residential units to preserve their long-term affordability, made possible by disposition from the public housing portfolio under HUD's Section 18 program.</u></p> <p><u>County AMP 1 (144 Units)</u> <u>Pinedale Apartments (50 Units)</u> <u>Pinedale Apartments (30 Units)</u> <u>Desoto Gardens (40 Units)</u> <u>Highway City (24 Units)</u></p> <p><u>County AMP 2 (194 Units)</u> <u>Shockley Terrace (25 Units)</u> <u>Memorial Village (35 Units)</u> <u>Magill Terrace (20 Units)</u></p>

	<p>Del Rey Complex (30 Units) Laton Apartments (20 Units) Wedgewood Commons (64 Units)</p> <p>County AMP 3 (90 Units) Partial Sunset Terrace (20 Units) Oak Grove Apartments (50 Units) Sunset Terrace (20 Units)</p> <p>County AMP 4 (152 Units) Mendoza Terrace (50 Units) Mendoza Terrace II (40 Units) Firebaugh Elderly (30 Units) Cardella Courts (32 Units)</p> <p>County AMP 5 (52 Units) Partial Helsem Terrace (40 Units) Biola Apartments (12 Units)</p> <p>County AMP 6 (112 Units) Cazares Terrace (24 Units) Cazares Terrace II (20 Units) Huron Apartments (20 Units) Taylor Terrace (28 Units) San Joaquin Apartments (20 Units)</p> <p>Schedule: 01/01/2015 – 01/01/2017 Disposition Applications 07/01/2015 – 07/01/2018 Tax Credit Applications 03/01/2016 – 03/01/2019 Construction Starts 07/01/2017 – 12/01/2020 Construction Completions No demolition/disposition applications are anticipated at this time.</p>
7c.	<p>Conversion of Public Housing</p> <p>Orange Cove RAD (Phase I)</p> <p>The proposed Orange Cove RAD Project is comprised of 3 separate, existing public housing developments in Fresno County, all located in the City of Orange Cove: Kuffel Terrace, a 20 unit complex on a 1.98 acre site located on Center and I Street; Kuffel Terrace Annex, a 40 unit complex on approximately 1.5 acres located on Adams and Citrus Streets; and Mountain View, a 30 unit complex on 3.81 acre site located on scattered sites. These developments were constructed between the years of 1952-1983. The proposed project consists of a substantial rehabilitation of the residential units to preserve their long-term affordability, made possible by converting them from public housing to Project Based Rental Assistance via the HUD Rental Assistance Demonstration.</p> <p>Schedule: 03/06/13 Tax Credit Application 06/12/13 Tax Credit Allocation 12/01/13 Construction Start 06/01/15 Construction Completion 06/01/15 Lease-Up</p> <p>Mendota RAD (Phase I)</p> <p>The proposed Mendota RAD Project is comprised of 3 separate, existing public housing developments in Fresno County, all located in the City of Mendota. Rios Terrace I, a 24 unit complex on a 2.65 acre site located on State Highway 33; Rios Terrace II, a 40 unit complex on a 6.30 acre site located on Straw and Tuft Streets; and Mendota Apartments, a 60 unit complex on 8.1 acre site located on Sorensen, Arnaudon, Smoot, Tuft and Quince Avenues. These developments were built between 1952-1971. The proposed project consists of a substantial rehabilitation of the residential units to preserve their long-term affordability, made possible by converting them from public housing to Project Based Rental Assistance via the HUD Rental Assistance Demonstration.</p> <p>Schedule:</p>

Formatted: Indent: First line: 0"

03/06/13 Tax Credit Application
06/12/13 Tax Credit Allocation
12/01/13 Construction Start
03/01/15 Construction Completion
06/01/15 Lease-Up

RAD PHASE I

CA028000003 – Kuffel Terrace (20 units)
CA028000003 – Kuffel Terrace Annex (40 units)
CA028000003 – Mountain View Apts. (30 units)
CA028000005 – Rios Terrace (24 units)
CA028000005 – Rios Terrace II (40 units)
CA028000005 – Mendota Apts. (60 units)

The HAFC anticipates a possible conversion of 744 public housing units to Project Based Rental Assistance (PBRA) or Project Based Vouchers (PBV) utilizing the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program. The number and location of public housing units anticipated for conversion in 2015 are broken down as follows:

RAD PHASE II

County AMP 1 (144 Units)

Pinedale Apartments (50 Units)
Pinedale Apartments (30 Units)
Desoto Gardens (40 Units)
Highway City (24 Units)

County AMP 2 (194 Units)

Shockley Terrace (25 Units)
Memorial Village (35 Units)
Magill Terrace (20 Units)
Del Rey Complex (30 Units)
Laton Apartments (20 Units)
Wedgewood Commons (64 Units)

County AMP 3 (90 Units) Partial

Sunset Terrace (20 Units)
Oak Grove Apartments (50 Units)
Sunset Terrace (20 Units)

County AMP 4 (152 Units)

Mendoza Terrace (50 Units)
Mendoza Terrace II (40 Units)
Firebaugh Elderly (30 Units)
Cardella Courts (32 Units)

County AMP 5 (52 Units) Partial

Helsem Terrace (40 Units)
Biola Apartments (12 Units)

County AMP 6 (112 Units)

Cazares Terrace (24 Units)
Cazares Terrace II (20 Units)
Huron Apartments (20 Units)
Taylor Terrace (28 Units)
San Joaquin Apartments (20 Units)

The projected schedule for conversion is as follows:

Schedule: (Funding applications will be phased through 2015-2017)

08/01/2014 - RAD Application
03/15/2015 - Tax Credit Application
06/15/2015 - Tax Credit Allocation
12/01/2015 - Construction Start
07/01/2017 - Construction Completion

The Fresno Housing Authority is amending its Annual and 5 year PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the Fresno Housing Authority will be converting to Project Based Rental Assistance under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices.

Upon conversion to Project Based Rental Assistance the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7 of PIH Notice 2012-32, REV-2 and Joint Housing PIH Notice H-2014-09/PIH-2014-17. Additionally, the Fresno Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the Fresno Housing Authority with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund

	<p>Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that the Fresno Housing Authority may also borrow funds to address their capital needs.</p> <p>The Fresno Housing Authority will also be contributing Operating Reserves in the amount of \$1,910,761, Capital Funds in the amount of \$1,685,546 towards the conversion.</p> <p>Attached, please find specific information related to the Public Housing Developments selected for RAD.</p> <p>Policy changes for converted project that will result in a transfer of assistance related to eligibility are based on maximum annual income at 60% area median income and eligibility requirements of the Low Income Housing Tax Credit program. Policy changes governing admission and selection are based on preferences.</p>
7d.	<p>Homeownership</p> <p>The HOP program, organized much like a lease option-to-buy, has the objective of allowing a family ownership of a FHA owned home within 5-7 years. The market changes over the years have impacted the process of selling the properties. Currently there are 4 occupied homes under this program and 9 vacant (combined total for Fresno and Sanger). In 2015 we will look at converting these homes to new programs (Section 24 and 32) allowing for ease of sale.</p>
7e.	<p>Project Based Vouchers</p> <p>Project Based Rental Assistance and/or Vouchers are contemplated to be utilized at a number of developments through the U.S Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program. The number and location of PBRA/PB vouchers expected for 2015-2016- (744) vouchers are broken down as follows:</p> <p>RAD PHASE II</p> <p>County AMP 1 (144 Units) Pinedale Apartments (50 Units) Pinedale Apartments (30 Units) Desoto Gardens (40 Units) Highway City (24 Units)</p> <p>County AMP 2 (194 Units) Shockley Terrace (25 Units) Memorial Village (35 Units) Magill Terrace (20 Units) Del Rey Complex (30 Units) Laton Apartments (20 Units) Wedgewood Commons (64 Units)</p> <p>County AMP 3 (90 Units) Partial Sunset Terrace (20 Units) Oak Grove Apartments (50 Units) Sunset Terrace (20 Units)</p> <p>County AMP 4 (152 Units) Mendoza Terrace (50 Units) Mendoza Terrace II (40 Units) Firebaugh Elderly (30 Units) Cardella Courts (32 Units)</p> <p>County AMP 5 (52 Units) Partial Helsem Terrace (40 Units) Biola Apartments (12 Units)</p> <p>County AMP 6 (112 Units) Cazares Terrace (24 Units) Cazares Terrace II (20 Units) Huron Apartments (20 Units) Taylor Terrace (28 Units) San Joaquin Apartments (20 Units)</p> <p>RAD PHASE I CA028000003- Kuffel Terrace (20 units) CA028000003 – Kuffel Terrace Annex (40 units) CA028000003- Mountain View Apts. (30 units) CA028000005- Rios Terrace (24 units) CA028000005- Rios Terrace II (40 units) CA028000005- Mendota Apts. (60 units)</p> <p>Firebaugh Gateway Apartments</p>

Formatted: Normal, Tab stops: Not at 3" + 6"

Formatted: Normal

Formatted: Font: Not Bold

Formatted: Normal

Formatted: Justified

	<p>The proposed development of the “The Gateway Project” will help redevelop blighted parcels within the local neighborhood and provide much needed affordable rental housing in Firebaugh, Ca. The project consists of thirty (30) affordable, very-low to moderate income apartment rental homes and a community building on the subject parcels. The community building will feature a community multipurpose room. The project design will also include open space for the residents. The selected architect will be known for designing quality, innovative and attractive senior residential architecture. It is contemplated that Project Based Rental Assistance and/or Vouchers may be utilized at this development.</p> <p><u>Schedule:</u> 03/01/2015 Tax Credit Application 06/01/2015 Tax Credit Allocation Award 12/01/2015 Construction Start 12/31/2016 Construction Completion</p> <p><u>Trailside Terrace</u></p> <p>The subject site is located on three adjacent, vacant parcels in Downtown Reedley with great potential for mixed-use development in a stable community. The three vacant parcels (APNs 368-241-08, 368-241-10, and 368-241-12) consist of some of the last buildable lots along G Street, Downtown Reedley’s main street. The three parcels are owned by different individuals who are related. Together the parcels are 1.76 acres. The envisioned project would be up to 65 units and may be a multifamily or senior development with about 3,000 sf of commercial space. Parcels APN 368-241-10 and 368-241-12 have frontage along G Street, while parcel APN 368-241-08 has frontage along 12th and 13th Streets. The latter parcel also backs into the Rails to Trails walkway, a great amenity for potential future residents. It is contemplated that Project Based Rental Assistance and/or Vouchers may be utilized at this development.</p> <p><u>Schedule:</u> 07/01/2015 Tax Credit Application 10/01/2015 Tax Credit Allocation Award 03/01/2016 Construction Start 03/31/2017 Construction Completion</p>
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p><i>Attachment “A” – Capital Fund Program Annual Statement/Performance and Evaluation Report HUD-50075.1</i></p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><i>See HUD-50075.2 approved by HUD as part of the CA006 Annual Plan effective January 1, 2014.</i></p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The HAFC Plan includes the following actions and commitments:</p> <ol style="list-style-type: none"> 1) Construction and rehabilitation of new affordable housing units with emphasis on households with five or more members, the elderly and the disabled; 2) Rehabilitation of existing affordable housing stock; 3) Ensure equal opportunity and affirmatively further fair housing; 4) Improvement of processes that affect housing affordability; 5) Provide assistance to those individuals who are homeless or at risk of becoming homeless; 6) Seek grant opportunities for housing subsidy for low to very low-income households including elderly and non-elderly disabled households; and 7) Provide housing counseling and economic empowerment services in the community.

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The HAFc is a federally funded agency that administers housing assistance programs to qualified very low income families, the disabled, and seniors. The HAFc publicizes and disseminates information to make known the availability of housing unit s and housing-related services for very low-income families on a regular basis. The HAFc communicates the status of housing availability to other service providers in the community. The HAFc advises them of housing eligibility factors and guidelines in order that they make proper referrals for those who seek housing.</p> <p><u>Continued Assistance for Targeted Programs</u></p> <p>Targeted Programs refers to special purpose vouchers operated within the Housing Choice Voucher program and are intended to serve specific subpopulations and often correspond with supportive services. Although most of these programs provide ongoing housing assistance as long as the household is income eligible, some have an expiration period or can terminate eligibility if supportive services or funding cease to exist. HAFc recognizes that this practice could potentially result in homelessness or other unstable living conditions, therefore, will exercise the option to continue assistance to such populations under the Housing Choice Voucher program. This option will be available to Targeted Programs such as, but not limited to:</p> <ul style="list-style-type: none"> • Family Unification Program – FUP • Veteran Affairs Supportive Housing Program – VASH <p>To ensure that housing assistance opportunities remain available for all waitlisted applicants, continued assistance to targeted program participants will be limited to 50 slots per year.</p> <p>In effort to align with voucher utilization goals, continued assistance for targeted program participants (Except FUP-Youth) will only be considered when 1) the program making the request is at 98% utilization or above; 2) tenant-based vouchers are available; and 3) the transfer would not result in overleasing under the tenant-based voucher program. Exception to FUP-Youth is made due to time-limited clause for program participation. The intent of providing the continued assistance option is:</p> <ul style="list-style-type: none"> • Create attrition and availability of targeted program vouchers to targeted subpopulations with special needs. • Allow participants who no longer require the supportive services to retain housing, but still need rental subsidy, the opportunity to “graduate” from a targeted program to the next level towards independence. • Provide continuity and housing stability for youth who have an expiring FUP voucher.
-----	--

	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The HAFc is substantially rehabbing 90 units at Orange Cove RAD, a mixed finance project in the City of Orange Cove.</p> <p>The HAFc is substantially rehabbing 124 units at Mendota RAD, a mixed finance project in the City of Mendota.</p> <p>The HAFc is developing 60 units at Kings River Commons, a mixed finance project in the City of Reedley.</p> <p>The HAFc is developing 46 units at Marion Villas, a mixed finance project in the City of Kingsburg.</p> <p>The Resident Opportunities and Self-Sufficiency (ROSS) program provides holistic services which include one-on-one case management and group education workshops to adult and youth residents in public housing developments. Youth activities focus on academic development, career awareness, physical fitness, financial education, and other self-development programs to assist them in becoming successful adults. Adult programs provide linkages to resources for education/career advancement awareness, access to job training and Section 3 training and employment opportunities, development of basic life skills, understanding tenant responsibilities, and building credit to become mortgage worthy as a first step toward achieving homeownership. Adult program activities for elderly and disabled residents assist them in achieving self-sufficiency and aging in place. The ROSS program also provides family bonding and neighborhood community building opportunities to assist residents in creating a healthy environment within and outside the complexes.</p> <p>The HAFc Resident Services programs assist youth and adult residents of HAFc affordable housing, and mixed use/tax credit developments to access resources for self-development and self-sufficiency. Service Coordinators provide youth development activities and coordinate workshops in partnership with community organizations to benefits residents. The Program also provides family bonding and neighborhood community building opportunities to assist residents in creating a healthy environment within and outside the complexes.</p> <p>HAFc has grant funding under the initiative Housing Opportunities for Persons with HIV/AIDS (HOPWA) to operate permanent supportive housing and supportive services to persons living with HIV/AIDS (PLWHA) via a tenant based rental assistance program. Assistance will be provided for a period of one (1) to three (3) years or until funding is exhausted for this program. This rental assistance is available in Fresno County only; HOPWA is not portable to other counties and/or states. Eligibility is limited to those applicant households where at least one (1) member has a documented medical diagnosis of HIV and/or AIDS. Written determinations must be made by a physician or medical professional trained to make such determination; and applicant household income must be below 80% Area Mean Income (AMI). Additional preference will be given to those applicant households that exhibit homelessness as defined by U.S. Department of Housing and Urban Development. The HOPWA program is modeled after the Shelter Plus Care program in all aspects; with two (2) exceptions - inclusion is strictly related to those with the specific HIV/AIDS diagnosis and homelessness is not a prerequisite of program inclusion.</p> <p>The Fresno Madera Continuum of Care (FMCoc) is a consortium of nonprofit, government, faith-based, civic and business organizations dedicated to addressing the myriad of needs for the homeless population throughout the cities and counties of Fresno and Madera. Homeless housing assistance and operations for the FMCoc participating agencies is funded largely through the U.S. Department of Housing and Urban Development which assists in the advancement of housing and services solutions for the homeless population. HAFc serves as Collaborative Applicant for the FMCoc. In this role, HAFc is responsible for facilitation of the annual HUD Notice of Funding Availability (NOFA) competition. HAFc ensures timely completion of the funding application and compliance with HUD mandates. HAFc also serves as the Lead Agency for the Homeless Management Information System (HMIS), the repository whereby all data regarding housing and/or services to homeless individuals/families are kept. In this role, HAFc is responsible for all data reporting to HUD including the Annual Homeless Assessment Report to Congress. HAFc staff also serves on the Executive Committee and chairs sub-committees of the FMCoc.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Definition of Substantial Deviations and Significant Amendments</p> <p>As mandated by the U.S. Department of Housing and Urban Development, the Housing Authority must define "What is a substantial change to the Agency Plan?" If a proposed change to the Agency Plan is considered a "substantial change," it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed and approved by the Housing Authority Boards of Commissioners. Therefore, the Housing Authority defines significant changes to the Agency Plan to be:</p> <ul style="list-style-type: none"> • Changes to tenant/resident admissions policies; • Changes to the Housing Choice Voucher and Low Income Public Housing termination policy; • Changes to the tenant/resident screening policy; • Changes to public housing rent policies; • Changes to the organization of the waiting list; • Changes in the use of replacement reserve funds under the Capital Fund Grant; • Changes in regards to demolition, disposition, designation, or conversion activities. <p>An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.</p> <p>Additionally, as part of the Rental Assistance Development (RAD), Housing Authority of the City of Fresno is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:</p> <ul style="list-style-type: none"> • The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; • Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; • Changes to the construction and rehabilitation plan for each approved RAD conversion; and <p>Changes to the financing structure for each approved RAD conversion.</p>
--	---

Formatted: Font: Bold, No underline, Font color: Auto

Formatted: Font: (Default) Times New Roman, Bold

Formatted: Font: Bold, No underline, Font color: Auto

Formatted: Font: Bold

Formatted: Font color: Auto

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
------	---

Public Housing Developments Selected for RAD

Develop- ment #	Name of Public Housing	PIC Development ID	Conversion Type	Transfer of Assistance	Total Units	Pre- RAD Unit Type	Post- RAD Unit Type	*Capital Fund allocation for Project	Number of Units Pre-Conversion							Number of Units Post-Conversion							Change of Units per Bedroom Type and Why					
									0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
1	Sierra Terrace	CA006000002	PBRA	2250 Walnut Ave, Fresno, CA 93706 (46 units transferred)	46	Family	Family	\$98,547	0	7	14	18	6	1		0	8	32	20	4	0		0	1 (new Construct ion)	18 (new constructi on)	2 (new constructi on)	-2	-1
2	Monte Vista Ter	CA006000001	PBRA	Rehab	44	Family	Family	\$75,618	0	9	24	9	2	0		0	9	24	2	0	0		0	0	0	0	0	0

Public Housing Developments Selected for RAD

Development #	Name of Public Housing	PIC Development ID	Conversion Type	Transfer of Assistance	Total Units	Pre- RAD Unit Type	Post- RAD Unit Type	*Capital Fund allocation for Project	Number of Units Pre-Conversion							Number of Units Post-Conversion							Change of Units per Bedroom Type and Why					
									0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
1	Sunset Terrace II	CA028000003	PBRA	1233 & 1245 G Street, Reedley, CA 93654 (20 units transferred)	20	Family	Family	\$34,374	0	0	2	10	6	2		0	16	21	18	0	0		0	16 (new construction)	19 (new construction & Transfer)	8 (new construction)	-6 (Transfer to 2 br)	-2 (Transfer to 2 br)
2	Sunset Terrace I	CA028000003	PBRA	Rehab	20	Family	Family	\$34,374	0	5	9	5	1	0		0	5	9	5	1	0		0	0	0	0	0	0
3	Firebaugh Elderly	CA028000004	PBRA	Rehab	30	Senior	Senior	\$48,099	20	10	0	0	0	0		20	11	0	0	0	0		0	1 (New Construction)	0	0	0	0
4	Helsem Terrace	CA028000005	PBRA	Rehab	40	Family	Family	\$66,209	0	4	18	14	4	0		0	4	18	14	4	0		0	0	0	0	0	0
5	Biola Apartments	CA028000005	PBRA	Rehab	12	Family	Family	\$19,863	0	2	2	4	4	0		0	2	2	4	4	0		0	0	0	0	0	0
6	Shockley Terrace	CA028000002	PBRA	2132 Locust Street, Selma, Ca (25 units transferred)	25	Family	Family	\$40,120	0	3	13	8	1	0		0	8	22	16	2	0		0	5 (New Construction)	9 (New Construction)	8 (New Construction)	1 (New Constructi on)	0
7	Magill Terrace	CA028000002	PBRA	401 Nelson Street, Fowler, CA (20 units transferred)	20	Family	Family	\$32,096	0	2	8	8	2	0		0	8	26	24	2	0		0	6 (New onstruction)	18 (New Construction)	16 (New Construction)	0	0

*Annual Capital Fund allocation / # PH Units in PHA * # Units in project




BOARD MEMO

1331 Fulton Mall
Fresno, California 93721

O (559) 443-8400
F (559) 445-8981
TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners
Fresno Housing Authority
FROM: Preston Prince 
CEO/Executive Director
DATE: 07/24/2015
BOARD MEETING: 07/28/2015
AUTHOR: Juan Lopez
Sr. Analyst - QA
AGENDA ITEM: 6d
RE: 2016 Public Housing Authority (PHA) Annual Plans

Executive Summary

In accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998, 24 CFR Part 903 and subsequent U.S. Department of Housing and Urban Development notices, Fresno Housing (FH) staff is preparing updates to the 2016 PHA Annual Plans for the City and County. Also included are updates to the 2016 Admissions and Continued Occupancy Plan (ACOP) for Public Housing and the Administrative Plan for the Housing Choice Voucher Program. The purpose of the PHA Plan is to notify HUD of any changes to the prior year's Five-Year or Annual Plan, as well as report on the progress in prior Plans.

The proposed policy changes are identical for both the Housing Authority of the City of Fresno and the Housing Authority of Fresno County, unless otherwise noted. A separate draft PHA Annual Plan is provided for each housing authority. Attached are the following documents:

- Attachment A: Summary of 2016 Proposed Changes for Admin Plan
- Attachment B: Summary of 2016 Proposed Changes for ACOP
- Attachment C: 2016 Annual Plan Draft - City
- Attachment D: 2016 Annual Plan Draft - County
- Attachment E: City Annual Plan Development Data
- Attachment F: County Annual Plan Development Data

The 45-day public comment period for the PHA Plan, which begins on August 2, 2015, will be announced in the Fresno Bee and carried on our website. The notice instructs the public on how they may access, review and comment on the proposed Plan. The 45-day comment period ends on September 17, 2015.

Staff have met with the Resident Advisory Boards in May and June to receive their feedback. Any comments received from the public and the Resident Advisory Boards will be presented to the Commissioners at the Public Hearing to be held concurrently with the regular September Board meeting in the Central Office Boardroom on September 22, 2015. At that time the Commissioners will be asked to adopt the 2016 PHA Annual Plans for submission to HUD by October 1, 2015.

Recommendation

Informational only.

<p style="text-align: center;">Summary of Proposed Changes 2016 Housing Choice Voucher (HCV) Administrative Plan Effective January 1, 2016</p>

Below is a summary of the proposed changes to be incorporated into the 2016 HCV Administrative Plan regarding the policies for the programs.

Eligibility, Selection and Admissions Policies

❖ **Temporary Compliance Provisions (Waiver Requested)**

FHA has submitted a waiver to continue with the provisions allowed under PIH Notice 2013-3 and extended under PIH Notice 2013-26 which expired on March 31, 2015. The provisions adopted are as follows:

- a. Household self-certification of assets of less than \$5,000
- b. Streamlined annual reexamination for elderly families and disabled families on fixed incomes
- c. Establish a payment standard of not more than 120 percent of the FMR as a reasonable accommodation

Targeted Programs

❖ **Continued Assistance for Targeted Programs – Limited Preference Homeless**

160 vouchers will be set aside for Limited Preference Homeless Programs (40 additional vouchers in the County). These vouchers are allotted for chronically homeless applicants who are given priority and will bypass our normal HCV waitlist. Assistance will be considered when 1) tenant-based vouchers are available; 2) the transfer would not result in overleasing under the tenant-based voucher program.

❖ **Continued Assistance for Targeted Programs – FUP and VASH**

To ensure that housing assistance opportunities remain available for all waitlisted applicants, continued assistance to targeted program participants will be limited to 50 slots per year. Family Unification Program (FUP) and Veteran Affairs Supportive Housing Program (VASH) participants will take priority in available vouchers. Continued assistance for targeted program participants will only be considered when a) the program making the request is at 98% utilization or above; b) tenant-based vouchers are available and c) the transfer would not result in overleasing under the tenant-based voucher program.

❖ **Right to Move – PBV and PBRA**

PBV participants have a right to move provided that a) PBV participant must have fulfilled the project-based voucher lease for a minimum of 12 months; b) PBV participant has no outstanding debts to the owner and/or HACF and is in good standing; c) PBV participant

has given advance notice of intent to vacate to the owner and HACF; and d) there are no participants from aforementioned targeted programs who have formally expressed interest in a voucher.

The HACF shall establish a waitlist for PBV applicants in the event that demand is higher than tenant-based vouchers available and will draw from the list based on date and time of application.

Project-Based Rental Assistance (PBRA) participants have a right to move after a) PBRA participant must have fulfilled the project-based rental assistance lease for a minimum of 24 months; b) PBRA participant has no outstanding debts to the owner and/or HACF and is in good standing; c) PBRA participant has given advance notice of intent to vacate to the owner and HACF; d) there are no participants from aforementioned targeted programs who have formally expressed interest in a voucher; e) there are no participants from PBV program who have formally expressed interest in a voucher.

The HACF shall establish a waitlist for PBRA applicants in the event that demand is higher than tenant-based vouchers available and will draw from this list based on date and time of application. HACF will also limit PBRA Choice-Mobility vouchers to the lower of 1/3 of turnover vouchers or 15% of the project's assisted units.

<p style="text-align: center;">Summary of Proposed Changes Admissions and Continued Occupancy Policies Effective January 1, 2016</p>

Below is a summary of the proposed changes to be incorporated into the 2016 Admissions and Continued Occupancy Policy manual regarding the policies for the programs.

Eligibility, Selection and Admissions Policies

❖ **Temporary Compliance Provisions (Waiver Requested)**

FHA has submitted a waiver to continue with the provisions allowed under PIH Notice 2013-3 and extended under PIH Notice 2013-26 which expired on March 31, 2015. The provisions adopted are as follows:

- a. Household self-certification of assets of less than \$5,000
- b. Streamlined annual reexamination for elderly families and disabled families on fixed incomes

❖ **Mandated Income Exclusions**

Update the list of Additional Exclusions to Annual Income as published in the Federal Register on May 20, 2014.

Pet Policies

❖ **Service Animals**

Update policies regarding service animals, assistance animals, and pets to incorporate the guidance included in Notice FHEO 2013-1.

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

1.0	PHA Information PHA Name: : HOUSING AUTHORITY OF FRESNO COUNTY PHA Code: CA028 PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing (HCV) <input checked="" type="checkbox"/> Standard (HCV, LIPH) PHA Fiscal Year Beginning: (01/2016):																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 758 Number of HCV units: 5,652																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) Included in the Consortia</th><th rowspan="2">Programs Not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr> <tr> <th>PH</th><th>HCV</th></tr> </thead> <tbody> <tr> <td>PHA 1:</td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>PHA 2:</td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>PHA 3:</td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
Participating PHAs	PHA Code					Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
PHA 1:																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of Fresno Housing is to create and sustain vibrant communities throughout Fresno County.																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. PROGRAM GOALS To move its vision forward in the coming years, Fresno Housing Authority's efforts will focus on four broad strategic areas which have been conceived to support the organization's mission. To create vibrant communities throughout Fresno County (through quality housing (place), engaged residents (people), broad support (public), and effective collaboration (partnership). 1: PLACE Develop and expand the availability of quality affordable housing options throughout the city and county of Fresno by growing and preserving appropriate residential assets and increasing housing opportunities for low income residents. 2: PEOPLE Respect community needs and knowledge – by listening, learning, and researching – and respond to issues compassionately, intelligently, and intentionally – by developing exceptional programs based on shared expectations. 3: PUBLIC Build support for housing as a key component of vibrant, sustainable communities through public information, engagement, and advocacy that promotes affordable housing and supports the advancement of Fresno's low-income residents. 4: PARTNERSHIP Collaborate to strengthen the Housing Authority's ability to address the challenges facing Fresno communities.																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: The following PHA Plan elements have been updated: <u>Eligibility, Selection, and Admission Policies, Including Deconcentration and Wait List Procedures.</u> Temporary Compliance Provisions (Waiver Requested) FHA has submitted a waiver to continue with the provisions allowed under PIH Notice 2013-3 and extended under PIH Notice 2013-26 which expired on March 31, 2015. The provisions adopted are as follows: a. Household self-certification of assets of less than \$5,000 b. Streamlined annual reexamination for elderly families and disabled families on fixed incomes																										

Comment [db1]: Accurate?

	<p>c. Establish a payment standard of not more than 120 percent of the FMR as a reasonable accommodation</p> <p>Housing Choice Voucher Administrative policy changes:</p> <p><u>Targeted Programs</u></p> <ul style="list-style-type: none"> • Continued Assistance for Targeted Programs – Limited Preference Homeless <ul style="list-style-type: none"> ○ 40 vouchers will be set aside for Limited Preference Homeless Programs. These vouchers are allotted for chronically homeless applicants who are given priority and will bypass our normal HCV waitlist. Assistance will be considered when 1) tenant-based vouchers are available; 2) the transfer would not result in overleasing under the tenant-based voucher program. • Continued Assistance for Targeted Programs – FUP and VASH <ul style="list-style-type: none"> ○ To ensure that housing assistance opportunities remain available for all waitlisted applicants, continued assistance to targeted program participants will be limited to 50 slots per year. Family Unification Program (FUP) and Veteran Affairs Supportive Housing Program (VASH) participants will take priority in available vouchers. Continued assistance for targeted program participants will only be considered when a) the program making the request is at 98% utilization or above; b) tenant-based vouchers are available and c) the transfer would not result in overleasing under the tenant-based voucher program. • Right to Move – PBV and PBRA <ul style="list-style-type: none"> ○ PBV participants have a right to move provided that a) PBV participant must have fulfilled the project-based voucher lease for a minimum of 12 months; b) PBV participant has no outstanding debts to the owner and/or HACF and is in good standing; c) PBV participant has given advance notice of intent to vacate to the owner and HACF; and d) there are no participants from aforementioned targeted programs who have formally expressed interest in a voucher. ○ The HACF shall establish a waitlist for PBV applicants in the event that demand is higher than tenant-based vouchers available and will draw from the list based on date and time of application. ○ Project-Based Rental Assistance (PBRA) participants have a right to move after a) PBRA participant must have fulfilled the project-based rental assistance lease for a minimum of 24 months; b) PBRA participant has no outstanding debts to the owner and/or HACF and is in good standing; c) PBRA participant has given advance notice of intent to vacate to the owner and HACF; d) there are no participants from aforementioned targeted programs who have formally expressed interest in a voucher; e) there are no participants from PBV program who have formally expressed interest in a voucher. ○ The HACF shall establish a waitlist for PBRA applicants in the event that demand is higher than tenant-based vouchers available and will draw from this list based on date and time of application. HACF will also limit PBRA Choice-Mobility vouchers to the lower of 1/3 of turnover vouchers or 15% of the project's assisted units. <p>Low-Income Public Housing Program Changes :</p> <p><u>Temporary Compliance Provisions (Waiver Requested)</u></p> <p>FHA has submitted a waiver to continue with the provisions allowed under PIH Notice 2013-3 and extended under PIH Notice 2013-26 which expired on March 31, 2015. The provisions adopted are as follows:</p> <ul style="list-style-type: none"> a. Household self-certification of assets of less than \$5,000 b. Streamlined annual reexamination for elderly families and disabled families on fixed incomes <p><u>Mandated Income Exclusions</u></p> <ul style="list-style-type: none"> • Update the list of Additional Exclusions to Annual Income as published in the Federal Register on May 20, 2014. <p><u>Pet Policies</u></p> <p><u>Service Animals</u></p> <ul style="list-style-type: none"> • Update policies regarding service animals, assistance animals, and pets to incorporate the guidance included in Notice FHEO 2013-1. <p>(b.) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <ul style="list-style-type: none"> • Main administrative office of the HAFC located at: 1331 Fulton Mall, Fresno, CA Telephone (559) 443-8400 • FH development management offices located at: <ol style="list-style-type: none"> 1. 937 Klette, Fresno, CA Telephone (559) 457-4175 2. 1030 Parlier Avenue, Parlier, CA Telephone (559) 457-4125 or (559) 646-2778 3. 1625 Allardt Drive, Firebaugh, CA Telephone (559) 457-4100 or (559) 653-3084 <p>Copies of the plan are available upon request at these sites and can also be accessed via the HAFC official website: www.fresnohousing.org</p>
6.0	<p>PHA Plan Update</p> <p>Financial Resources</p> <p>The HAFC anticipates the following financial resources available for the support of the LIPH and HCV programs administered by the HAFC, Public Housing Operating Fund, Public Housing Capital Fund, Public Housing Dwelling Rental Income, and Annual Contributions for HCV, as well as grant funds for ROSS, HMIS, FSS and Shelter Plus Care.</p>

#	Program	Financial Resources
1	PH Op Subsidy	1,989,604
2	Other Housing Programs Assistance	997,698
3	HAP Earned	34,434,336
4	Admin Fee Earned	3,228,166
5	ROSS	85,324
6	Cap Fund	1,751,395
7	FSS	-
8	PH Dwelling Rents	2,198,391
9	Other Housing Programs Dwelling Rent	948,592

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

7a. HOPE VI or Mixed Finance Modernization or Development
Several mixed finance developments are contemplated for development in partnership with the Housing Authority, and may use Public Housing Capital Funds, rental subsidy, RHF, Project Based Vouchers and other available public housing or HUD funds to accomplish these goals.

Firebaugh Gateway Apartments

The proposed development of the “**The Gateway Project**” will help redevelop blighted parcels within the local neighborhood and provide much needed affordable rental housing in Firebaugh, Ca. The project consists of thirty (30) affordable, very-low to moderate income apartment rental homes and a community building on the subject parcels. The community building will feature a community multipurpose room. The project design will also include open space for the residents. The selected architect will be known for designing quality, innovative and attractive senior residential architecture.

Schedule:
03/01/2015 Tax Credit Application Submitted
06/01/2015 Tax Credit Allocation Award
12/01/2015 Construction Start
12/31/2016 Construction Completion

Trailside Terrace

7.0 The subject site is located on three adjacent, vacant parcels in Downtown Reedley with great potential for mixed-use development in a stable community. The three vacant parcels (APNs 368-241-08, 368-241-10, and 368-241-12) consist of some of the last buildable lots along G Street, Downtown Reedley’s main street. The three parcels are owned by different individuals who are related. Together the parcels are 1.76 acres. The envisioned project will have 55 multifamily and senior units with 3,000 s.f. of commercial space. Parcels APN 368-241-10 and 368-241-12 have frontage along G Street, while parcel APN 368-241-08 has frontage along 12th and 13th Streets. The latter parcel also backs into the Rails to Trails walkway, a great amenity for potential future residents.

Schedule:
03/04/2015 Tax Credit Application Submitted
06/10/2015 Tax Credit Allocation Award
12/01/2015 Construction Start
12/01/2016 Construction Completion

San Joaquin Court

The proposed development is located in the City of San Joaquin. FH’s vision for the project consists of 50-80 affordable, very-low to low-income housing apartment rentals, and 1 manager’s unit.

Schedule:
07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2018 Construction Completion

Selma Grove Apartments

The proposed development is located in the City of Selma. FH’s vision for the project consists of 50-80 affordable, very-low to low-income housing apartment rentals, and 1 manager’s unit.

Schedule:

07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2018 Construction Completion

Sanger Terrace Apartments

The proposed development is located in the City of Sanger. FH's vision for the project consists of 50-80 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:
07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2018 Construction Completion

Parkside Huron

The proposed development is located in the City of Huron. FH's vision for the project consists of substantial rehab of 50 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:
03/01/2016 Tax Credit Application
06/01/2016 Tax Credit Allocation Award
12/31/2016 Construction Start
12/31/2017 Construction Completion

Citrus Gardens Orange Cove

The proposed development is located in the City of Orange Cove. FH's vision for the project consists of substantial rehab of 30 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:
07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2017 Construction Completion

Orchard Apartments Parlier

The proposed development is located in the City of Parlier. FH's vision for the project consists of substantial rehab of 40 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:
07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2018 Construction Completion

Highway City Marcelli Terrace

The proposed conversion project is comprised of existing public housing located in Highway City in Fresno County. The proposed project consists of a substantial rehabilitation of 24 residential units. The development may include the addition of up to 30 new residential units.

Schedule:
07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2018 Construction Completion

Magill Terrace RAD Expansion

The proposed conversion and rehabilitation project is includes 20 units located in Fowler, CA. The project also envisions the addition of up to 30 units of new low-income housing. The project may also include a transfer of assistance to a new construction site at a nearby location.

Schedule:
03/01/2016 Construction Start
12/31/2017 Construction Completion

Shockley Terrace RAD Expansion

Located in Selma, CA, the existing Shockley Terrace has 25 units of low-income public housing. The project scope includes the substantial

rehabilitation of the 25 existing units and the addition of up to 25 new units located adjacent to the site. The project may also include a transfer of assistance to a new construction site at a nearby location.

Schedule:

03/01/2016 Construction Start
12/31/2017 Construction Completion

Biola RAD

The Biola project envisions a potential conversion and substantial rehabilitation of the 12 existing units with a potential addition of up to 18 units of new construction. The project may also include a transfer of assistance to a new construction site at a nearby location. As currently conceived the project would leverage California tax credits as a potential funding source.

Schedule:

03/01/2016 Tax Credit Application
06/01/2016 Tax Credit Allocation Award
12/01/2016 Construction Start
12/31/2017 Construction Completion

Kerman RAD

The Kerman project proposes to substantially rehabilitate the 40 existing units and convert the rental assistance to either PBRA or PBV through the HUD Rental Assistance Demonstration (RAD) program. The project may also include a transfer of assistance to a new construction site within the city of Kerman.

Schedule:

03/01/2016 Tax Credit Application
06/01/2016 Tax Credit Allocation Award
12/01/2016 Construction Start
12/31/2017 Construction Completion

Huron RAD

The proposed Huron RAD project aims to rehabilitate three properties (totaling 64 units) in the City of Huron. The project may include transfer of assistance, demo, and/or Section 18 disposition.

Schedule:

03/01/2016 Tax Credit Application
06/01/2016 Tax Credit Allocation Award
12/01/2016 Construction Start
12/31/2017 Construction Completion

Mendota Farm Labor

The proposed development is located in the City of Mendota. FH's vision for the project consists of substantial rehab of 60 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

07/01/2014 Tax Credit Application
10/01/2014 Tax Credit Allocation Award
03/01/2015 Construction Start
03/31/2016 Construction Completion

Other RAD projects under consideration are as follows. These projects may include rehab, straight conversion, transfer of assistance, demo, and/or Section 18 disposition.

County AMP 1

Pinedale Apartments (50 Units)
Pinedale Apartments (30 Units)
Desoto Gardens (40 Units)
Marcelli Terrace (24 Units)

County AMP 2

Memorial Village (35 Units)
Del Rey Complex (30 Units)
Laton Apartments (20 Units)
Wedgewood Commons (64 Units)

County AMP 3

Sunset Terrace (20 Units)
Oak Grove Apartments (50 Units)
Sunset Terrace (20 Units)

	<p>County AMP 4 Mendoza Terrace (50 Units) Mendoza Terrace II (40 Units) Firebaugh Elderly (30 Units) Cardella Courts (32 Units)</p> <p>County AMP 6 Taylor Terrace (28 Units) San Joaquin Apartments (20 Units)</p>
7b.	<p>Demolition and/or Disposition</p> <p>The agency is considering the disposition and potential demolition of select low-income public housing properties throughout Fresno County. An approved disposition would allow the subject properties to be disposed at Fair Market Value (FMV) and allow for substantial rehabilitation and/or new construction utilizing low-income tax credit funding. The potential projects could consist of substantial rehabilitation or demolition and new construction of the residential units to preserve their long-term affordability, made possible by disposition from the public housing portfolio under HUD's Section 18 program.</p> <p>County AMP 1 (144 Units) Pinedale Apartments (50 Units) Pinedale Apartments (30 Units) Desoto Gardens (40 Units) Marcelli Terrace (24 Units)</p> <p>County AMP 2 (194 Units) Shockley Terrace (25 Units) Memorial Village (35 Units) Magill Terrace (20 Units) Del Rey Complex (30 Units) Laton Apartments (20 Units) Wedgewood Commons (64 Units)</p> <p>County AMP 3 (90 Units) Partial Sunset Terrace (20 Units) Oak Grove Apartments (50 Units) Sunset Terrace (20 Units)</p> <p>County AMP 4 (152 Units) Mendoza Terrace (50 Units) Mendoza Terrace II (40 Units) Firebaugh Elderly (30 Units) Cardella Courts (32 Units)</p> <p>County AMP 5 (52 Units) Partial Helsem Terrace (40 Units) Biola Apartments (12 Units)</p> <p>County AMP 6 (112 Units) Cazares Terrace (24 Units) Cazares Terrace II (20 Units) Huron Apartments (20 Units) Taylor Terrace (28 Units) San Joaquin Apartments (20 Units)</p> <p>Schedule: 2016 RAD Tax Credit Submissions: 03/15/2016 - Tax Credit Application 06/15/2016 - Tax Credit Allocation 12/01/2016 - Construction Start 12/01/2017 - Construction Completion</p> <p>07/01/2016 - Tax Credit Application 09/15/2016 - Tax Credit Allocation 03/01/2017 - Construction Start 03/01/2018 - Construction Completion</p>
7c.	<p>Repositioning/Conversion of Low-Income Public Housing</p> <p>The HACF anticipates a possible conversion of a portion of its public housing portfolio to Project Based Rental Assistance (PBRA) or Project Based Vouchers (PBV) utilizing the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program or the Section 18 disposition program. The potential conversions could consist of substantial rehabilitation or demolition and new construction of the residential units to preserve their long-term affordability. The number and location of public housing units proposed for conversion in 2015-2017 are broken down as follows:</p>

Formatted: Indent: First line: 0"

County AMP 1 (144 Units)

Pinedale Apartments (50 Units)
 Pinedale Apartments (30 Units)
 Desoto Gardens (40 Units)
 Marcelli Terrace (24 Units)

County AMP 2 (194 Units)

Shockley Terrace (25 Units)
 Memorial Village (35 Units)
 Magill Terrace (20 Units)
 Del Rey Complex (30 Units)
 Laton Apartments (20 Units)
 Wedgewood Commons (64 Units)

County AMP 3 (90 Units) Partial

Sunset Terrace (20 Units)
 Oak Grove Apartments (50 Units)
 Sunset Terrace (20 Units)

County AMP 4 (152 Units)

Mendoza Terrace (50 Units)
 Mendoza Terrace II (40 Units)
 Firebaugh Elderly (30 Units)
 Cardella Courts (32 Units)

County AMP 5 (52 Units) Partial

Helsem Terrace (40 Units)
 Biola Apartments (12 Units)

County AMP 6 (112 Units)

Cazares Terrace (24 Units)
 Cazares Terrace II (20 Units)
 Huron Apartments (20 Units)
 Taylor Terrace (28 Units)
 San Joaquin Apartments (20 Units)

Schedule:**2016 RAD Tax Credit Submissions:**

03/15/2016 - Tax Credit Application
 06/15/2016 - Tax Credit Allocation
 12/01/2016 - Construction Start
 12/01/2017 - Construction Completion

07/01/2016 - Tax Credit Application
 09/15/2016 - Tax Credit Allocation
 03/01/2017 - Construction Start
 03/01/2018 - Construction Completion

The Fresno Housing Authority will be converting to Project Based Rental Assistance under the guidelines of PIH Notice 2012-32, REV-I and any successor Notices.

Upon conversion to Project Based Rental Assistance the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7 of PIH Notice 2012-32, REV-2 and Joint Housing PIH Notice H-2014-09/PIH-2014-17. Additionally, the Fresno Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the Fresno Housing Authority with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that the Fresno Housing Authority may also borrow funds to address their capital needs.

The Fresno Housing Authority will also be contributing Operating Reserves in the amount of \$1,910,761, Capital Funds in the amount of \$1,685,546 towards the conversion.

Attached, please find specific information related to the Public Housing Developments selected for RAD.

Policy changes for converted project that will result in a transfer of assistance related to eligibility are based on maximum annual income at 60% of area median income and eligibility requirements of the Low Income Housing Tax Credit program. Policy changes governing admission and selection are based on preferences.

Homeownership**7d.**

The HOP program, organized much like a lease option-to-buy, has the objective of allowing a family ownership of a FHA owned home within 5-7 years. The market changes over the years have impacted the process of selling the properties. Currently there are 4 occupied homes under this program and 9 vacant (combined total for Fresno and Sanger). In 2015 we will look at converting these homes to new programs (Section 24 and 32)

Formatted: Not Highlight

	allowing for ease of sale.
7e.	<p>Project Based Vouchers</p> <p>Project Based Rental Assistance and/or Vouchers are contemplated to be utilized at a number of developments through the U.S Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program. The number and location of PBRA/PB vouchers expected for 2015-2016 (744) are broken down as follows:</p> <p><u>RAD PHASE II</u></p> <p>County AMP 1 (144 Units) Pinedale Apartments (50 Units) Pinedale Apartments (30 Units) Desoto Gardens (40 Units) Marcelli Terrace (24 Units)</p> <p>County AMP 2 (194 Units) Shockley Terrace (25 Units) Memorial Village (35 Units) Magill Terrace (20 Units) Del Rey Complex (30 Units) Laton Apartments (20 Units) Wedgewood Commons (64 Units)</p> <p>County AMP 3 (90 Units) Partial Sunset Terrace (20 Units) Oak Grove Apartments (50 Units) Sunset Terrace (20 Units)</p> <p>County AMP 4 (152 Units) Mendoza Terrace (50 Units) Mendoza Terrace II (40 Units) Firebaugh Elderly (30 Units) Cardella Courts (32 Units)</p> <p>County AMP 5 (52 Units) Partial Helsm Terrace (40 Units) Biola Apartments (12 Units)</p> <p>County AMP 6 (112 Units) Cazares Terrace (24 Units) Cazares Terrace II (20 Units) Huron Apartments (20 Units) Taylor Terrace (28 Units) San Joaquin Apartments (20 Units)</p> <p><u>Firebaugh Gateway Apartments</u></p> <p>The proposed development of the "The Gateway Project" will help redevelop blighted parcels within the local neighborhood and provide much needed affordable rental housing in Firebaugh, Ca. The project consists of thirty (30) affordable, very-low to moderate income apartment rental homes and a community building on the subject parcels. The community building will feature a community multipurpose room. The project design will also include open space for the residents. The selected architect will be known for designing quality, innovative and attractive senior residential architecture. It is contemplated that Project Based Rental Assistance and/or Vouchers may be utilized at this development.</p> <p><u>Schedule:</u> 03/04/2015 Tax Credit Application 06/10/2015 Tax Credit Allocation Award 12/15/2015 Construction Start 12/15/2016 Construction Completion</p> <p><u>Trailside Terrace</u></p> <p>The subject site is located on three adjacent, vacant parcels in Downtown Reedley with great potential for mixed-use development in a stable community. The three vacant parcels (APNs 368-241-08, 368-241-10, and 368-241-12) consist of some of the last buildable lots along G Street, Downtown Reedley's main street. The three parcels are owned by different individuals who are related. Together the parcels are 1.76 acres. The envisioned project would be up to 65 units and may be a multifamily or senior development with about 3,000 sf of commercial space. Parcels APN 368-241-10 and 368-241-12 have frontage along G Street, while parcel APN 368-241-08 has frontage along 12th and 13th Streets. The latter parcel also backs into the Rails to Trails walkway, a great amenity for potential future residents. It is contemplated that Project Based Rental Assistance and/or Vouchers may be utilized at this development.</p> <p><u>Schedule:</u> 03/04/2015 Tax Credit Application 06/10/2015 Tax Credit Allocation Award 12/15/2015 Construction Start 12/15/2016 Construction Completion</p>

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p><i>Attachment "A" – Capital Fund Program Annual Statement/Performance and Evaluation Report HUD-50075.1</i></p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><i>See HUD-50075.2 approved by HUD as part of the CA006 Annual Plan effective January 1, 2014.</i></p>
8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The HAFc Plan includes the following actions and commitments:</p> <ol style="list-style-type: none"> 1) Construction and rehabilitation of new affordable housing units with emphasis on households with five or more members, the elderly and the disabled; 2) Rehabilitation of existing affordable housing stock; 3) Ensure equal opportunity and affirmatively further fair housing; 4) Improvement of processes that affect housing affordability; 5) Provide assistance to those individuals who are homeless or at risk of becoming homeless; 6) Seek grant opportunities for housing subsidy for low to very low-income households including elderly and non-elderly disabled households; and 7) Provide housing counseling and economic empowerment services in the community.
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The HAFc is a federally funded agency that administers housing assistance programs to qualified very low income families, the disabled, and seniors. The HAFc publicizes and disseminates information to make known the availability of housing unit s and housing-related services for very low-income families on a regular basis. The HAFc communicates the status of housing availability to other service providers in the community. The HAFc advises them of housing eligibility factors and guidelines in order that they make proper referrals for those who seek housing.</p> <p><u>Continued Assistance for Targeted Programs</u></p> <p>Targeted Programs refers to special purpose vouchers operated within the Housing Choice Voucher program and are intended to serve specific subpopulations and often correspond with supportive services. Although most of these programs provide ongoing housing assistance as long as the household is income eligible, some have an expiration period or can terminate eligibility if supportive services or funding cease to exist. HAFc recognizes that this practice could potentially result in homelessness or other unstable living conditions, therefore, will exercise the option to continue assistance to such populations under the Housing Choice Voucher program. This option will be available to Targeted Programs such as, but not limited to:</p> <ul style="list-style-type: none"> • Family Unification Program – FUP • Veteran Affairs Supportive Housing Program – VASH <p>To ensure that housing assistance opportunities remain available for all waitlisted applicants, continued assistance to targeted program participants will be limited to 50 slots per year.</p> <p>In effort to align with voucher utilization goals, continued assistance for targeted program participants (Except FUP-Youth) will only be considered when 1) the program making the request is at 98% utilization or above; 2) tenant-based vouchers are available; and 3) the transfer would not result in overleasing under the tenant-based voucher program. Exception to FUP-Youth is made due to time-limited clause for program participation. The intent of providing the continued assistance option is:</p> <ul style="list-style-type: none"> • Create attrition and availability of targeted program vouchers to targeted subpopulations with special needs. • Allow participants who no longer require the supportive services to retain housing, but still need rental subsidy, the opportunity to "graduate" from a targeted program to the next level towards independence. • Provide continuity and housing stability for youth who have an expiring FUP voucher.

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The Resident Opportunities and Self-Sufficiency (ROSS) program provides holistic services which include one-on-one case management and group education workshops to adult and youth residents in public housing developments. Youth activities focus on academic development, career awareness, physical fitness, financial education, and other self-development programs to assist them in becoming successful adults. Adult programs provide linkages to resources for education/career advancement awareness, access to job training and Section 3 training and employment opportunities, development of basic life skills, understanding tenant responsibilities, and building credit to become mortgage worthy as a first step toward achieving homeownership. Adult program activities for elderly and disabled residents assist them in achieving self-sufficiency and aging in place. The ROSS program also provides family bonding and neighborhood community building opportunities to assist residents in creating a healthy environment within and outside the complexes.</p> <p>The HACF Resident Services programs assist youth and adult residents of HACF affordable housing, and mixed use/tax credit developments to access resources for self-development and self-sufficiency. Service Coordinators provide youth development activities and coordinate workshops in partnership with community organizations to benefits residents. The Program also provides family bonding and neighborhood community building opportunities to assist residents in creating a healthy environment within and outside the complexes.</p> <p>HACF has grant funding under the initiative Housing Opportunities for Persons with HIV/AIDS (HOPWA) to operate permanent supportive housing and supportive services to persons living with HIV/AIDS (PLWHA) via a tenant based rental assistance program. Assistance will be provided for a period of one (1) to three (3) years or until funding is exhausted for this program. This rental assistance is available in Fresno County only; HOPWA is not portable to other counties and/or states. Eligibility is limited to those applicant households where at least one (1) member has a documented medical diagnosis of HIV and/or AIDS. Written determinations must be made by a physician or medical professional trained to make such determination; and applicant household income must be below 80% Area Mean Income (AMI). Additional preference will be given to those applicant households that exhibit homelessness as defined by U.S. Department of Housing and Urban Development. The HOPWA program is modeled after the Shelter Plus Care program in all aspects; with two (2) exceptions - inclusion is strictly related to those with the specific HIV/AIDS diagnosis and homelessness is not a prerequisite of program inclusion.</p> <p>The Fresno Madera Continuum of Care (FMCoC) is a consortium of nonprofit, government, faith-based, civic and business organizations dedicated to addressing the myriad of needs for the homeless population throughout the cities and counties of Fresno and Madera. Homeless housing assistance and operations for the FMCoC participating agencies is funded largely through the U.S. Department of Housing and Urban Development which assists in the advancement of housing and services solutions for the homeless population. HACF serves as Collaborative Applicant for the FMCoC. In this role, HACF is responsible for facilitation of the annual HUD Notice of Funding Availability (NOFA) competition. HACF ensures timely completion of the funding application and compliance with HUD mandates. HACF also serves as the Lead Agency for the Homeless Management Information System (HMIS), the repository whereby all data regarding housing and/or services to homeless individuals/families are kept. In this role, HACF is responsible for all data reporting to HUD including the Annual Homeless Assessment Report to Congress. HACF staff also serves on the Executive Committee and chairs sub-committees of the FMCoC.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><u>Definition of Substantial Deviations and Significant Amendments</u></p> <p>As mandated by the U.S. Department of Housing and Urban Development, the Housing Authority must define "What is a substantial change to the Agency Plan?" If a proposed change to the Agency Plan is considered a "substantial change," it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed and approved by the Housing Authority Boards of Commissioners. Therefore, the Housing Authority defines significant changes to the Agency Plan to be:</p> <ul style="list-style-type: none"> • Changes to tenant/resident admissions policies; • Changes to the Housing Choice Voucher and Low Income Public Housing termination policy; • Changes to the tenant/resident screening policy; • Changes to public housing rent policies; • Changes to the organization of the waiting list; • Changes in the use of replacement reserve funds under the Capital Fund Grant; • Changes in regards to demolition, disposition, designation, or conversion activities. <p>An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.</p> <p>Additionally, as part of the Rental Assistance Development (RAD), Housing Authority of the City of Fresno is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:</p> <ul style="list-style-type: none"> • The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; • Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; • Changes to the construction and rehabilitation plan for each approved RAD conversion; and <p>Changes to the financing structure for each approved RAD conversion.</p>
------	---

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
------	---

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

1.0	PHA Information PHA Name: : HOUSING AUTHORITY OF THE CITY OF FRESNO PHA Code: CA006 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing (HCV) <input checked="" type="checkbox"/> Standard (LIPH) PHA Fiscal Year Beginning: (01/2016):				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 555 Number of HCV units: 7,128				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very-low-income, and extremely-low-income families in the PHA's jurisdiction for the next five years: The mission of Fresno Housing is to create and sustain vibrant communities throughout Fresno County. N/A				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very-low-income, and extremely-low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. PROGRAM GOALS To move its vision forward in the coming years, Fresno Housing Authority's efforts will focus on four broad strategic areas which have been conceived to support the organization's mission. To create vibrant communities throughout Fresno County (through quality housing (place), engaged residents (people), broad support (public), and effective collaboration (partnership): 1: PLACE Develop and expand the availability of quality affordable housing options throughout the city and county of Fresno by growing and preserving appropriate residential assets and increasing housing opportunities for low-income residents. 2: PEOPLE Respect community needs and knowledge — by listening, learning, and researching — and respond to issues compassionately, intelligently, and intentionally — by developing exceptional programs based on shared expectations. 3: PUBLIC Build support for housing as a key component of vibrant, sustainable communities through public information, engagement, and advocacy that promotes affordable housing and supports the advancement of Fresno's low-income residents. 4: PARTNERSHIP Collaborate to strengthen the Housing Authority's ability to address the challenges facing Fresno communities. N/A				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: The following PHA Plan elements have been updated: <u>Eligibility, Selection, and Admission Policies, Including Deconcentration and Wait List Procedures.</u> <u>Temporary Compliance Provisions (Waiver Requested)</u> PHA has submitted a waiver to continue with the provisions allowed under PIH Notice 2013-3 and extended under PIH Notice 2013-26 which expired on March 31, 2015. The provisions adopted are as follows: a. Household self-certification of assets of less than \$5,000				

Formatted Table

- b. Streamlined annual reexamination for elderly families and disabled families on fixed incomes
- c. Establish a payment standard of not more than 120 percent of the FMR as a reasonable accommodation

Housing Choice Voucher Administrative policy changes:

Targeted Programs

- **Continued Assistance for Targeted Programs – Limited Preference Homeless**
 - 160 vouchers will be set aside for Limited Preference Homeless Programs ~~(40 additional vouchers in the County)~~. These vouchers are allotted for chronically homeless applicants who are given priority and will bypass our normal HCV waitlist. Assistance will be considered when 1) tenant-based vouchers are available; 2) the transfer would not result in overleasing under the tenant-based voucher program.
- **Continued Assistance for Targeted Programs – FUP and VASH**
 - To ensure that housing assistance opportunities remain available for all waitlisted applicants, continued assistance to targeted program participants will be limited to 50 slots per year. Family Unification Program (FUP) and Veteran Affairs Supportive Housing Program (VASH) participants will take priority in available vouchers. Continued assistance for targeted program participants will only be considered when a) the program making the request is at 98% utilization or above; b) tenant-based vouchers are available and c) the transfer would not result in overleasing under the tenant-based voucher program.
- **Right to Move – PBV and PBRA**
 - PBV participants have a right to move provided that a) PBV participant must have fulfilled the project-based voucher lease for a minimum of 12 months; b) PBV participant has no outstanding debts to the owner and/or HACF and is in good standing; c) PBV participant has given advance notice of intent to vacate to the owner and HACF; and d) there are no participants from aforementioned targeted programs who have formally expressed interest in a voucher.
 - The HACF shall establish a waitlist for PBV applicants in the event that demand is higher than tenant-based vouchers available and will draw from the list based on date and time of application.
 - Project-Based Rental Assistance (PBRA) participants have a right to move after a) PBRA participant must have fulfilled the project-based rental assistance lease for a minimum of 24 months; b) PBRA participant has no outstanding debts to the owner and/or HACF and is in good standing; c) PBRA participant has given advance notice of intent to vacate to the owner and HACF; d) there are no participants from aforementioned targeted programs who have formally expressed interest in a voucher; e) there are no participants from PBV program who have formally expressed interest in a voucher.
 - The HACF shall establish a waitlist for PBRA applicants in the event that demand is higher than tenant-based vouchers available and will draw from this list based on date and time of application. HACF will also limit PBRA Choice-Mobility vouchers to the lower of 1/3 of turnover vouchers or 15% of the project's assisted units.

Housing Quality Standards (HQS)

- ~~Owner Disapproval (pending 2015 Admin Plan amendment)~~

The HACF will disapprove the owner for the following reasons:

- ~~The owner has a history or practice of non-compliance with the HQS for units leased under the tenant-based programs, or with applicable housing standards for units leased with project-based Section 8 assistance or leased under any other federal housing programs.~~
 - ~~The owner has a history or practice of failing to terminate tenancy of tenants of units assisted under Section 8 or any other federally assisted housing program for activity engaged in by the tenant, any member of the household, a guest or another person under the control of any member of the household that:~~
 - ~~Threatens the right to peaceful enjoyment of the premises by other residents;~~
 - ~~Threatens the health or safety of other residents, of employees of the PHA, or of owner employees or other persons engaged in management of the housing;~~
 - ~~Threatens the health or safety of, or the right to peaceful enjoyment of their residences, by persons residing in the immediate vicinity of the premises; or~~
 - ~~Is drug related criminal activity or violent criminal activity; or~~
 - ~~The owner has a history or practice of renting units that fail to meet State or local housing codes; or~~
 - ~~The owner has not paid State or local real estate taxes, fines or assessments.~~
- ~~The 2015 Administrative Plan also contains language on the duration of owner disapproval and is shown as follows:~~
~~If in its administrative discretion the Housing Authority disapproves an owner, the duration of the disapproval will be for three years.~~
~~The following is draft language replacing it:~~
~~If an owner has committed fraud or abuse or is guilty of frequent or serious contract violations, the Housing Authority will restrict the owner from future participation in the program for a period of time commensurate with the seriousness of the offense.~~

Low-Income Public Housing Program Changes :

Temporary Compliance Provisions (Waiver Requested)

FHA has submitted a waiver to continue with the provisions allowed under PIH Notice 2013-3 and extended under PIH Notice 2013-26 which expired on March 31, 2015. The provisions adopted are as follows:

- a. Household self-certification of assets of less than \$5,000
- b. Streamlined annual reexamination for elderly families and disabled families on fixed incomes

Mandated Income Exclusions

- Update the list of Additional Exclusions to Annual Income as published in the Federal Register on May 20, 2014.

Formatted: Space Before: 0 pt, Tab stops: Not at 3" + 6"

	<p>Pet Policies Service Animals</p> <ul style="list-style-type: none"> Update policies regarding service animals, assistance animals, and pets to incorporate the guidance included in Notice FHEO 2013-1. <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <ul style="list-style-type: none"> Main administrative office of the HAFCH located at: 1331 Fulton Mall, Fresno, CA Telephone (559) 443-8400 FH development management offices located at: 1. 937 Klette, Fresno, CA Telephone (559) 457-4175 2. 1030 Parlier Avenue, Parlier, CA Telephone (559) 457-4125 or (559) 646-2778 3. 1625 Allardt Drive, Firebaugh, CA Telephone (559) 457-4100 or (559) 653-3084 <p>Copies of the plan are available upon request at these sites and can also be accessed via the HAFCH official website: www.fresnohousing.org.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The HAFCH official website: www.fresnohousing.org.</p>																																													
6.0	<p>PHA Plan Update</p> <p>Financial Resources The HAFCH anticipates the following financial resources available for the support of the LIPH and HCV programs administered by the HAFCHACF, Public Housing Operating Fund, Public Housing Capital Fund, Public Housing Dwelling Rental Income, and Annual Contributions for HCV, as well as grant funds for ROSS, HMIS, FSS and Shelter Plus Care.</p> <table border="1"> <thead> <tr> <th>#</th> <th>Program</th> <th>Financial Resources</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>PH Op Subsidy</td> <td>1,789,990</td> </tr> <tr> <td>2</td> <td>Other Housing Programs Assistance</td> <td>758,945</td> </tr> <tr> <td>3</td> <td>HAP Earned</td> <td>44,143,061</td> </tr> <tr> <td>4</td> <td>Admin Fee Earned</td> <td>4,210,387</td> </tr> <tr> <td>5</td> <td>ROSS</td> <td>83,923</td> </tr> <tr> <td>6</td> <td>HMIS</td> <td>211,747</td> </tr> <tr> <td>7</td> <td>FSS</td> <td>-</td> </tr> <tr> <td>8</td> <td>PH Dwelling Rents</td> <td>977,884</td> </tr> <tr> <td>9</td> <td>Other Housing Programs Dwelling Rent</td> <td>292,497</td> </tr> <tr> <td>10</td> <td>Housing Counseling</td> <td>-</td> </tr> <tr> <td>11</td> <td>SPC</td> <td>1,497,756</td> </tr> <tr> <td>12</td> <td>Cap Fund</td> <td>1,151,754</td> </tr> <tr> <td>13</td> <td>Resident Services</td> <td>225,425</td> </tr> <tr> <td>14</td> <td>Homeless Programs</td> <td>1,296,610</td> </tr> </tbody> </table>	#	Program	Financial Resources	1	PH Op Subsidy	1,789,990	2	Other Housing Programs Assistance	758,945	3	HAP Earned	44,143,061	4	Admin Fee Earned	4,210,387	5	ROSS	83,923	6	HMIS	211,747	7	FSS	-	8	PH Dwelling Rents	977,884	9	Other Housing Programs Dwelling Rent	292,497	10	Housing Counseling	-	11	SPC	1,497,756	12	Cap Fund	1,151,754	13	Resident Services	225,425	14	Homeless Programs	1,296,610
#	Program	Financial Resources																																												
1	PH Op Subsidy	1,789,990																																												
2	Other Housing Programs Assistance	758,945																																												
3	HAP Earned	44,143,061																																												
4	Admin Fee Earned	4,210,387																																												
5	ROSS	83,923																																												
6	HMIS	211,747																																												
7	FSS	-																																												
8	PH Dwelling Rents	977,884																																												
9	Other Housing Programs Dwelling Rent	292,497																																												
10	Housing Counseling	-																																												
11	SPC	1,497,756																																												
12	Cap Fund	1,151,754																																												
13	Resident Services	225,425																																												
14	Homeless Programs	1,296,610																																												
7.0	<p>7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.</p> <p>7a. HOPE VI or Mixed Finance Modernization or Development Several mixed finance developments are contemplated for development in partnership with the Housing Authority, and may use Public Housing Capital Funds, rental subsidy, RHF, Project Based Vouchers and other available public housing or HUD funds to accomplish these goals.</p> <p>Lowell Neighborhood Project (previously known as Calaveras Court)</p> <p>The project encompasses two sites in the Lowell Neighborhood of Fresno, California. The Calaveras Court site consists of two parcels (APNs: 459-243-19 and 459-243-20), currently zoned for R-4 high density multiple-family residential (max 43.56 D.U. acre). The subject site is located at 240 and 250 N. Calaveras, Fresno, California 93701. The subject site consists of 22 multifamily units, built in 1963, (4) 2-story buildings. The Calaveras portion of the project is proposed to consist of rehabilitation that includes lead and asbestos abatement, termite abatement, new floor coverings with underlayment and VCT, interior and exterior paint, a 1,000 square feet community building, landscaped grounds, and rebuilt parking stalls. This scope will include, but not be limited to, gutters, ceiling insulation, new drywall where damaged, new heating and cooling units, electrical replacements, new plumbing fixtures and faucets, new 40 gallon water tanks, new appliances (stove, refrigerator), ceiling fans, and new kitchen cabinets, as well as the aforementioned common area improvements. The second site is located at 146 N. Glenn Street (APNS 459-322-17 and 459-322-18), 1/4 mile southwest of the Calaveras Courts property. The Glenn Street site will include 8 newly constructed three bedroom units.</p> <p>Schedule: 07/01/2015 Tax Credit Application 09/01/2015 Tax Credit Allocation Award 03/01/2016 Construction Start 02/31/2017 Construction Completion</p>																																													

Highway City

The subject site consists of two parcels, APN's 510-030-17 (a portion of) and 510-030-23, currently zoned for R-1 single family residential (max 10.37 D.U. acre). The total development area will be approximately 5.1 acres, consisting of approximately 2.58 acres of APN 510-030-17 (to be split, with development occurring on approximately 2.58 acres on the eastern portion of the parcel and 2.52 acres of APN 510-030-23. The subject site is located on the eastern side of N. Polk Avenue, and north of W. Gettysburg Avenue within the City of Fresno, California. The subject site is currently vacant land. The project is proposed to consist of the new construction of cluster single-family residential, with no more than 67 units total. The subject site is also proposed to include an approximately 10,400 square foot community building, landscaped grounds, paved parking areas and paved walkways. The Highway City concept is a potential location for a transfer of assistance under the Rental Assistance Demonstration program.

Schedule:

03/01/2016 Tax Credit Application
06/01/2016 Tax Credit Allocation Award
12/01/2016 Construction Start
12/31/2017 Construction Completion

Fulton West/Cedar Heights

The 31- unit Fulton West complex is under development -at 541 N. Fulton Street, Fresno, CA 93711 with APNs 452-274-17. The site will hold six two story buildings and included a 1000 square foot community room. The partner site, Cedar Heights, is located at 4532 E. Hamilton Avenue, Fresno, CA, 93702.

Currently zoned R-2 for multi-family residential, the site measures 35,953.90 square feet (0.83 acres) with the associated Fresno County Assessor's Parcel Numbers (APNs) of 471-220-55T. The site is located on the southern side of East Hamilton Avenue, east of South Chance Avenue within the City of Fresno, California. The project site will consist of two-story apartment buildings, with 14 apartment units at a maximum of 1,200 square feet each.

Schedule:

07/01/2014 Tax Credit Application Submitted
09/24/2014 Tax Credit Allocation Award
03/23/2015 Construction Started
02/31/2016 Construction Completion

Fresno Edison Apartments

Fresno Edison Apartments, LP proposes to develop a multi-family apartment complex, known as Fresno Edison Apartments, at 2250 Walnut Avenue, Fresno, 93706. Fresno Edison Apartments Phase 1 will be a multi-family housing community consisting of 54 affordable housing units, 10 market rate units, and a Community Building on approximately 3.56 acres. There will be 8 one bedrooms, 32 two bedrooms, 20 three bedrooms and 4 four bedrooms.

Schedule:

03/04/2015 Tax Credit Application Submitted
04/15/2015 Tax Credit Allocation Award
12/30/2015 Construction Start
06/01/2017 Construction Completion

North Fulton Mall Expansion

The site is home to the Fresno Housing Authority's central office in downtown Fresno. The proposed expansion site shows interest in developing property at Tuolumne and Broadway. The property consists of two parcels at a combined 1.38 acres. It is adjacent to property owned by the Fresno Housing Authority, and the Assessor's Parcel Numbers are 466-206-50T and 466-206-51T. The subject expansion may include commercial and residential units for up to 90 units.

Schedule:

07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2018 Construction Completion

7th and Ventura Seniors

The proposed site is located on 7th and Ventura Street in the City of Fresno. The proposed site is currently vacant land. FH's vision for the project consists of new construction of 50 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

07/01/2014 Tax Credit Application
10/01/2014 Tax Credit Allocation Award
03/01/2015 Construction Start
03/31/2016 Construction Completion

African American Museum

The proposed site is located at 1857 Fulton in the City of Fresno. The proposed site is currently home to the African American Museum. FH's

Formatted: Underline

vision for the project may consist of new construction of up to 45 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit. The project may also include mixed use.

Schedule:

07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2018 Construction Completion

Hanoian Site

The proposed site is located at Ventura and Cedar in the City of Fresno. The proposed site is currently home to retail. FH's vision for the project consists of new construction mixed use of 45 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

07/01/2015 Tax Credit Application
10/01/2015 Tax Credit Allocation Award
03/01/2016 Construction Start
03/31/2017 Construction Completion

West Fresno Development

FH's vision will include new mixed-income residential development in a variety of communities in West Fresno, new community services, community-serving retail and commercial development, which may include the replacement of the existing family housing owned and operated by the Fresno Housing Authority. The project may include transfer of assistance from adjacent public housing units undergoing RAD conversion.

Schedule:

07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2018 Construction Completion

Fresno Edison Apartments, Phase II

The sister development to Fresno Edison Apartments, the proposed Fresno Edison Apartments II includes 65 units of low income housing. The complex will have a maintenance worker's unit and share a community building and common spaces with Fresno Edison Apartments I.

Schedule:

03/01/2016 Tax Credit Application
05/01/2016 Tax Credit Allocation Award
12/30/2016 Construction Start
12/01/2017 Construction Completion

Garland Gardens

The proposed site is located in the City of Fresno. FH's vision for the project consists of substantial rehab of 51 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2018 Construction Completion

Bastian Court

The proposed site is located at 2139 Stanislaus Street in the City of Fresno. FH's vision for the project consists of new construction of 60 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:

07/01/2016 Tax Credit Application
10/01/2016 Tax Credit Allocation Award
03/01/2017 Construction Start
03/31/2018 Construction Completion

Phase II RAD Conversion

The proposed Phase II RAD Conversion Project is comprised of separate, existing public housing developments throughout the City of Fresno. The proposed project consists of a substantial rehabilitation of the residential units to preserve their long-term affordability, made possible by converting them from public housing to Project Based Rental Assistance or Project Based Vouchers via the HUD Rental Assistance Demonstration.

Formatted: Underline

	<p><u>Schedule: (Funding applications will be phased through 2016 -2018)</u></p> <p>2016 RAD CTCAC submissions will follow one of two timelines:</p> <p>03/15/2016 - Tax Credit Application 06/15/2016 - Tax Credit Allocation 12/01/2016 - Construction Start 07/01/2017 - Construction Completion</p> <p>06/01/2016 - Tax Credit Application 09/01/2016 - Tax Credit Allocation 03/01/2017 - Construction Start 03/01/2018 - Construction Completion</p> <p>Southeast Fresno Mixed-Use Development</p> <p>FH is seeking to identify a location for a proposed mixed-use development. Several stakeholders, including the agency, envision a development which consists of community resources, commercial space and low-income housing units. The project concept envisions community resources serving the Hmong community, as well as a multi-purpose community space.</p>
7b.	<p>Demolition and/or Disposition</p> <p>The HACF anticipates a possible disposition of 426 public housing units utilizing the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program or the Section 18 disposition program. These dispositions may include demolition, rehabilitation, and new construction. The number and location of public housing units anticipated for disposition in 2015-2017 are broken down as follows:</p> <p><u>RAD PHASE II</u></p> <p><u>2015 Proposed Projects</u></p> <p>City AMP 1 Monte Vista Terrace (44 Units)</p> <p>City AMP 2 Sierra Terrace (partial, 46 Units)</p> <p><u>2016 Potential Financing Applications:</u></p> <p>City AMP 1 (182 Units) Sequoia Courts (60 Units) Sequoia Courts Terrace (78 Units)</p> <p>City AMP 2 (244 Units) Sierra Plaza (partial, 26Units) Fairview Heights Terrace (74 Units) Sierra Terrace (72 Units) Desoto Gardens (28 Units)</p> <p><u>Schedule:</u> 03/01/2016 & 07/01/2016 Tax Credit Applications 07/01/2016 & 10/01/2016 Tax Credit Award 12/01/2016 & 03/01/2017 Construction Starts 12/01/2017 – 03/01/2018 Construction Completions</p>
7c.	<p>Repositioning and Conversion of Public Housing</p> <p><u>Fresno RAD (Phase II) – Proposed</u></p> <p>In 2015 HACF completed the conversion and rehabilitation of 233 public housing units under the RAD program. The HACF anticipates a possible conversion of another 426 public housing units to Project Based Rental Assistance (PBRA) or Project Based Vouchers (PBV) utilizing the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program or the Section 18 disposition program. These conversions may include demolition, rehabilitation, and new construction of the residential units to preserve their long-term affordability. The number and location of public housing units anticipated for conversion in 2015-2017 are broken down as follows:</p> <p><u>RAD PHASE II</u></p> <p><u>2015 Proposed Projects</u></p> <p>City AMP 1 Monte Vista Terrace (44 Units)</p> <p>City AMP 2</p>

	<p>Sierra Terrace (partial, 46 Units)</p> <p><u>2016 Potential Financing Applications:</u></p> <p>City AMP 1 (182 Units) Sequoia Courts (60 Units) Sequoia Courts Terrace (78 Units)</p> <p>City AMP 2 (244 Units) Sierra Plaza (partial, 26 Units) Fairview Heights Terrace (74 Units) Sierra Terrace (72 Units) Desoto Gardens (28 Units)</p> <p>Schedule: 03/01/2016 & 07/01/2016 Tax Credit Applications 07/01/2016 & 10/01/2016 Tax Credit Award 12/01/2016 & 03/01/2017 Construction Starts 12/01/2017 – 03/01/2018 Construction Completions</p> <p><u>The Fresno Housing Authority will be converting to Project Based Rental Assistance under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices.</u></p> <p><u>Upon conversion to Project Based Rental Assistance the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7 of PIH Notice 2012-32, REV-2 and Joint Housing PIH Notice H-2014-09/PIH-2014-17. Additionally, the Fresno Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements.</u></p> <p><u>RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the Fresno Housing Authority with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that the Fresno Housing Authority may also borrow funds to address their capital needs.</u></p> <p><u>The Fresno Housing Authority will also be contributing Operating Reserves in the amount of \$667,400, Capital Funds in the amount of \$168,032 and Replacement Housing Factor (RHF) Funds in the amount of \$300,000 towards the conversion.</u></p> <p><u>Attached, please find specific information related to the Public Housing Developments selected for RAD.</u></p> <p><u>Policy changes for converted project that will result in a transfer of assistance related to eligibility are based on maximum annual income at 60% of area median income and eligibility requirements of the Low Income Housing Tax Credit program. Policy changes governing admission and selection are based on preferences.</u></p>
7d.	<p>Homeownership</p> <p>The HOP program, organized much like a lease option-to-buy, has the objective of allowing a family ownership of a FHA owned home within 5-7 years. The market changes over the years have impacted the process of selling the properties. Currently there are 4 occupied homes under this program and 9 vacant (combined total for Fresno and Sanger). In 2015 we will look at converting these homes to new programs (Section 24 and 32) allowing for ease of sale.</p>
7e.	<p>Project Based Vouchers</p> <p>Project Based Rental Assistance (PBRA) and/or Project Based Vouchers (PBV's) are contemplated to be utilized at a number of developments either in traditional Low-Income Housing Tax Credit (LIHTC) developments or through the U.S Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program. The number and location of PBRA/PBV's proposed for 2015-2016 are broken down as follows:</p> <p>Lowell Neighborhood Project – up to 21 PBV's</p> <p><u>RAD PHASE II</u></p> <p>City AMP 1 Monte Vista Terrace (44 Units)</p> <p>City AMP 2 Sierra Terrace (partial, 46 Units)</p> <p>City AMP 1 (182 Units) Sequoia Courts (60 Units) Sequoia Courts Terrace (78 Units)</p> <p>City AMP 2 (244 Units) Sierra Plaza (partial, 26 Units) Fairview Heights Terrace (74 Units) Sierra Terrace (72 Units)</p>

Formatted: Not Highlight

	<p>Desoto Gardens (28 Units)</p> <p><u>Schedule:</u> 03/01/2016 & 07/01/2016 Tax Credit Applications 07/01/2016 & 10/01/2016 Tax Credit Award 12/01/2016 & 03/01/2017 Construction Starts 12/01/2017 – 03/01/2018 Construction Completions</p> <p>Fresno Edison Apartments II– up to 50 PBRA's</p> <p>Southeast Fresno RAD excess transfer – up to 3 PBRA's</p> <p>Site-based waiting lists will be established for each mixed finance development.</p> <p>Statement of how project basing would be consistent with our PHA Plan:</p> <p>As the Agency strives to provide housing opportunities for individuals and families in need throughout Fresno County, especially those who are most vulnerable, project based vouchers (PBV's) are an essential resource. To date, three projects are under consideration targeting persons with very-low incomes, generally below 30-40% of the area median income. Each of the three projects was selected in accordance with HUD Title 24 Part 983.51 and HACCFs Administrative Plan. Selected projects have demonstrated a need for rent subsidy in order to help offset basic operating costs and allow for the projects' financial feasibility.</p>
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p><i>Attachment "A" – Capital Fund Program Annual Statement/Performance and Evaluation Report HUD-50075.1</i></p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><i>See HUD-50075.2 approved by HUD as part of the CA006 Annual Plan effective January 1, 2014.</i></p>
8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The HACF Plan includes the following actions and commitments:</p> <ol style="list-style-type: none"> 1) Construction and rehabilitation of new affordable housing units with emphasis on households with five or more members, the elderly and the disabled; 2) Rehabilitation of existing affordable housing stock; 3) Ensure equal opportunity and affirmatively further fair housing; 4) Improvement of processes that affect housing affordability; 5) Provide assistance to those individuals who are homeless or at risk of becoming homeless; 6) Seek grant opportunities for housing subsidy for low to very low-income households including elderly and non-elderly disabled households; 7) Provide housing counseling and economic empowerment services in the community.
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The HACF is a federally funded agency that administers housing assistance programs to qualified very low income families, the disabled, and seniors. The HACF publicizes and disseminates information to make known the availability of housing unit s and housing-related services for very low-income families on a regular basis. The HACF communicates the status of housing availability to other service providers in the community. The HACF advises them of housing eligibility factors and guidelines in order that they make proper referrals for those who seek housing.</p> <p><u>Continued Assistance for Targeted Programs</u></p> <p>Targeted Programs refers to special purpose vouchers operated within the Housing Choice Voucher program and are intended to serve specific subpopulations and often correspond with supportive services. Although most of these programs provide ongoing housing assistance as long as the household is income eligible, some have an expiration period or can terminate eligibility if supportive services or funding cease to exist. HACF</p>

	<p>recognizes that this practice could potentially result in homelessness or other unstable living conditions, therefore, will exercise the option to continue assistance to such populations under the Housing Choice Voucher program. This option will be available to Targeted Programs such as, but not limited to:</p> <ul style="list-style-type: none"> • Family Unification Program – FUP • Veteran Affairs Supportive Housing Program – VASH <p>To ensure that housing assistance opportunities remain available for all waitlisted applicants, continued assistance to targeted program participants will be limited to 50 slots per year.</p> <p>In effort to align with voucher utilization goals, continued assistance for targeted program participants (Except FUP-Youth) will only be considered when 1) the program making the request is at 98% utilization or above; 2) tenant-based vouchers are available; and 3) the transfer would not result in overleasing under the tenant-based voucher program. Exception to FUP-Youth is made due to time-limited clause for program participation. The intent of providing the continued assistance option is to:</p> <ul style="list-style-type: none"> • Create attrition and availability of targeted program vouchers to targeted subpopulations with special needs. • Allow participants who no longer require the supportive services to retain housing, but still need rental subsidy, the opportunity to “graduate” from a targeted program to the next level towards independence. • Provide continuity and housing stability for youth who have an expiring FUP voucher.
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>In 2014 HACF completed the construction of 182 new LIHTC units in the City of Fresno and acquired and rehabbed an additional 32 units. In 2015, HACF completed a 45-unit downtown Fresno LIHTC project and the rehabilitation of 233 units under the RAD program.</p> <p>The HACF anticipates completion of the 45 unit Fultonia West/Cedar Heights project, a mixed finance scattered site development in central and southeast Fresno, in early 2016.</p> <p>Under contract with the City of Fresno, the HACF has purchased, rehabilitated, and continue selling 13 formerly-foreclosed single-family homes under the NSP program.</p> <p>The Resident Opportunities and Self-Sufficiency (ROSS) program provides holistic services which include one-on-one case management and group education workshops to adult and youth residents in public housing developments. Youth activities focus on academic development, career awareness, physical fitness, financial education, and other self-development programs to assist them in becoming successful adults. Adult programs provide linkages to resources for education/career advancement awareness, access to job training and Section 3 training and employment opportunities, development of basic life skills, understanding tenant responsibilities, and building credit to become mortgage worthy as a first step toward achieving homeownership. Adult program activities for elderly and disabled residents assist them in achieving self-sufficiency and aging in place. The ROSS program also provides family bonding and neighborhood community building opportunities to assist residents in creating a healthy environment within and outside the complexes.</p> <p>HACF is a HUD-certified Local Housing Counseling Agency (LHCA). It provides one-on-one pre- and post-purchase counseling. Foreclosure intervention, mortgage scams awareness, and a 16-hour extensive Homebuyer Education and Counseling program (HEC). HEC certification fulfills the homeownership education requirements for down payment assistance programs for first-time homebuyers, such as: Fresno City and County down payment assistance program, IDEA, WISH, NSP, CalFHA, Mortgage Assistance Program, etc. The HACF LHCA has successfully assisted distressed homeowners to prevent foreclosure.</p> <p>The HACF Resident Services programs assist youth and adult residents of HACF affordable housing, and mixed use/tax credit developments to access resources for self-development and self-sufficiency. Service Coordinators provide youth development activities and coordinate workshops in partnership with community organizations to benefits residents. The Program also provides family bonding and neighborhood community building opportunities to assist residents in creating a healthy environment within and outside the complexes.</p> <p>HACF has grant funding under the initiative Housing Opportunities for Persons with HIV/AIDS (HOPWA) to operate permanent supportive housing and supportive services to persons living with HIV/AIDS (PLWHA) via a tenant based rental assistance program. Assistance will be provided for a period of one (1) to three (3) years or until funding is exhausted for this program. This rental assistance is available in Fresno County only; HOPWA is not portable to other counties and/or states. Eligibility is limited to those applicant households where at least one (1) member has a documented medical diagnosis of HIV and/or AIDS. Written determinations must be made by a physician or medical professional trained to make such determination; and applicant household income must be below 80% Area Mean Income (AMI). Additional preference will be given to those applicant households that exhibit homelessness as defined by U.S. Department of Housing and Urban Development. The HOPWA program is modeled after the Shelter Plus Care program in all aspects; with two (2) exceptions - inclusion is strictly related to those with the specific HIV/AIDS diagnosis and homelessness is not a prerequisite of program inclusion.</p> <p>HACF has been subcontracted to administer the HOME Tenant-Based Rental Assistance Program (HOME TBRA) on behalf of the City of Fresno. The contract will commence on or about July 1, 2014 and end on or about June 30, 2016. The purpose of HOME TBRA is operation of a supportive housing program via tenant based rental assistance to homeless individuals/families identified by HACF and partners of the Fresno Madera Continuum of Care (FMCoC). The HOME TBRA program is available in the City of Fresno only and is not portable to Fresno County, other counties and/or states. Eligibility is centered on those individuals/families who exhibit homelessness as defined by the U.S. Department of Housing and Urban Development. Additional eligibility could entail measure of morbidity and/or permanent supportive housing suitability as measured by the Vulnerability Index & Service Prioritization Decision Assistance Tool (VI-SPDAT).</p> <p>The Fresno Madera Continuum of Care (FMCoC) is a consortium of nonprofit, government, faith-based, civic and business organizations dedicated to addressing the myriad of needs for the homeless population throughout the cities and counties of Fresno and Madera. Homeless housing assistance and operations for the FMCoC participating agencies is funded largely through the U.S. Department of Housing and Urban Development</p>

which assists in the advancement of housing and services solutions for the homeless population. HACF serves as Collaborative Applicant for the FMCoC. In this role, HACF is responsible for facilitation of the annual HUD Notice of Funding Availability (NOFA) competition. HACF ensures timely completion of the funding application and compliance with HUD mandates. HACF also serves as the Lead Agency for the Homeless Management Information System (HMIS), the repository whereby all data regarding housing and/or services to homeless individuals/families are kept. In this role, HACF is responsible for all data reporting to HUD including the Annual Homeless Assessment Report to Congress. HACF staff also serves on the Executive Committee and chairs sub-committees of the FMCoC.

b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

Definition of Substantial Deviations and Significant Amendments

As mandated by the U.S. Department of Housing and Urban Development, the Housing Authority must define "What is a substantial change to the Agency Plan?" If a proposed change to the Agency Plan is considered a "substantial change," it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed and approved by the Housing Authority Boards of Commissioners. Therefore, the Housing Authority defines significant changes to the Agency Plan to be:

- Changes to tenant/resident admissions policies;
- Changes to the Housing Choice Voucher and Low Income Public Housing termination policy;
- Changes to the tenant/resident screening policy;
- Changes to public housing rent policies;
- Changes to the organization of the waiting list;
- Changes in the use of replacement reserve funds under the Capital Fund Grant;
- Changes in regards to demolition, disposition, designation, or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

Additionally, as part of the Rental Assistance Development (RAD), Housing Authority of the City of Fresno is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- Changes to the financing structure for each approved RAD conversion.

Formatted: List Paragraph, Justified, Indent: Left: 0.19", Bulleted + Level: 1 + Aligned at: 0.25" + Indent at: 0.5", Tab stops: Not at 3" + 6"

Formatted: Font: 8 pt

Formatted: List Paragraph, Justified, Indent: Left: 0.19", Bulleted + Level: 1 + Aligned at: 0.25" + Indent at: 0.5"

- 11.0 Required Submission for HUD Field Office Review.** In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.
- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
 - (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
 - (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
 - (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
 - (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
 - (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
 - (g) Challenged Elements
 - (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
 - (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

Public Housing Developments Selected for RAD

Development #	Name of Public Housing	PIC Development ID	Conversion Type	Transfer of Assistance	Total Units	Pre- RAD Unit Type	Post- RAD Unit Type	*Capital Fund allocation for Project	Number of Units Pre-Conversion					Number of Units Post-Conversion					Change of Units per Bedroom Type and Why								
									0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
1	Sierra Terrace	CA006000002	PBRA	2250 Walnut Ave, Fresno, CA 93706 (46 units transferred)	46	Family	Family	\$98,547	0	7	14	18	6	1		0	8	32	20	4	0	0	1 (new Construct ion)	18 (new constructi on)	2 (new constructi on)	-2	-1
2	Monte Vista Ter	CA006000001	PBRA	Rehab	44	Family	Family	\$75,618	0	9	24	9	2	0		0	9	24	2	0	0	0	0	0	0	0	

Public Housing Developments Selected for RAD

Development #	Name of Public Housing	PIC Development ID	Conversion Type	Transfer of Assistance	Total Units	Pre- RAD Unit Type	Post- RAD Unit Type	*Capital Fund allocation for Project	Number of Units Pre-Conversion							Number of Units Post-Conversion							Change of Units per Bedroom Type and Why					
									0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
1	Sunset Terrace II	CA028000003	PBRA	1233 & 1245 G Street, Reedley, CA 93654 (20 units transferred)	20	Family	Family	\$34,374	0	0	2	10	6	2		0	16	21	18	0	0		0	16 (new construction)	19 (new construction & Transfer)	8 (new construction)	-6 (Transfer to 2 br)	-2 (Transfer to 2 br)
2	Sunset Terrace I	CA028000003	PBRA	Rehab	20	Family	Family	\$34,374	0	5	9	5	1	0		0	5	9	5	1	0		0	0	0	0	0	0
3	Firebaugh Elderly	CA028000004	PBRA	Rehab	30	Senior	Senior	\$48,099	20	10	0	0	0	0		20	11	0	0	0	0		0	1 (New Construction)	0	0	0	0
4	Helsem Terrace	CA028000005	PBRA	Rehab	40	Family	Family	\$66,209	0	4	18	14	4	0		0	4	18	14	4	0		0	0	0	0	0	0
5	Biola Apartments	CA028000005	PBRA	Rehab	12	Family	Family	\$19,863	0	2	2	4	4	0		0	2	2	4	4	0		0	0	0	0	0	0
6	Shockley Terrace	CA028000002	PBRA	2132 Locust Street, Selma, Ca (25 units transferred)	25	Family	Family	\$40,120	0	3	13	8	1	0		0	8	22	16	2	0		0	5 (New Construction)	9 (New Construction)	8 (New Construction)	1 (New Constructi on)	0
7	Magill Terrace	CA028000002	PBRA	401 Nelson Street, Fowler, CA (20 units transferred)	20	Family	Family	\$32,096	0	2	8	8	2	0		0	8	26	24	2	0		0	6 (New onstruction)	18 (New Construction)	16 (New Construction)	0	0

*Annual Capital Fund allocation / # PH Units in PHA * # Units in project



1331 Fulton Mall
Fresno, California 93721

O (559) 443-8400
F (559) 445-8981
TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners **DATE:** 07/23/2015
Fresno Housing Authority

FROM: Preston Prince *P. Prince* **BOARD** 07/28/2015
CEO/Executive Director **MEETING:**

AUTHOR Jim Barker **AGENDA** 7a
Chief Financial **ITEM:**
Officer/Chief Compliance
Officer

RE: County – Annual Audited Basic Financial Statements
Year End – December 31, 2014

Executive Summary

Attached are the annual audited Basic Financial Statements of the Housing Authority of Fresno County for the year ended December 31, 2014.

The auditors have issued an unmodified opinion that the financial statements are fairly presented in conformity with U.S. Generally Accepted Accounting Principles (GAAP). An unmodified opinion is issued when the auditor does not have reservations as to the fairness of the presentation of the financial statements in conformity with GAAP. As required for a Single Audit engagement, the financial statements also include the auditor's reports on the Schedule of Expenditures of Federal Awards, the Agency's compliance with relevant laws and regulations, and its internal controls.

Noteworthy changes from 2013 to 2014 by category are as follows:

Statement of Net Position

- Current assets decreased by approximately \$6.4 million primarily due to the transfer of proceeds from the sale of RAD properties to the Housing Relinquishment Fund Corporation (HRFC) for the sole purpose of increasing affordable housing and from a decrease in Planning & Community Development (P&CD) receivables due to reimbursements for pre-development expenses.
- Restricted assets decreased by \$423 thousand due to increased spending of HAP reserves.
- Capital assets decreased by \$1.9 million. A portion of this decrease was related to a change in the agency's capitalization policy, with the remainder resulting from the conversion of existing public housing to the Rental Assistance Demonstration program (RAD).
- Other assets increased by \$6.0 million, stemming from additional notes receivable from related parties, and increases in investments in joint ventures. These increases can also be attributed to activity arising from the RAD conversion.

- Total liabilities decreased by \$1.7 million. In 2014, the Agency paid down amounts due from P&CD to Silvercrest and other related parties. Additionally, the Agency was able to reduce its accrual of compensated absences.
- Overall the Agency's net position decreased by 2.42% or by \$1 million resulting from increases in long term notes receivable for development projects, increased activity in our joint ventures, and a decrease in long-term notes payable and transfers of units as a result of RAD conversions.

Statement of Revenues, Expenses and Changes in Net Position

- Total operating revenues decreased by 3.15% or \$1.6 million from 2013 to 2014 as a result of decreases in HUD grants and the amount of Capital Fund dollars used during the year, primarily in conjunction with the conversion of units to RAD.
- Total operating expenses decreased by 2.3% or \$1.2 million from 2013 to 2014 as a result of fewer public housing units in the County portfolio, directly attributable to the RAD conversion.
- Total non-operating revenues decreased by \$9.7 million. The reason for the decrease was due to the gain on sale of several LIPH properties sold in 2013.

The auditors issued no findings in regard to the financial statements, internal controls or compliance for the year ended December 31, 2014 for the Housing Authority of Fresno County. The Auditor's summary of results may be found on page 98 of the audit report.

Ken Al-Imam, CPA, with Mayer Hoffman McCann, will be in attendance to present a summary of the audit and answer any questions the Board may have.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of Fresno County receive and file the audited Basic Financial Statements for the year ending December 31, 2014.

Fiscal Impact

There is no fiscal impact.

Background Information

The audit was conducted by Mayer Hoffman McCann in accordance with generally accepted auditing standards - the standards for financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; the Single Audit Act of 1984; and the provisions of the OMB Circular A-133, Audits of State and Local Governments, and included tests of the accounting records of the Fresno Housing Authority and other procedures the firm considered necessary.

**BEFORE THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF FRESNO COUNTY**

RESOLUTION NO. ____

**RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF FRESNO
COUNTY TO RECEIVE AND FILE THE AUDITED FINANCIAL
STATEMENTS FOR YEAR ENDED DECEMBER 31, 2014**

WHEREAS, The Housing Authority of Fresno County retained Mayer Hoffman McCann to conduct the annual audit of the financial statements for the period ending December 31, 2014; and

WHEREAS, Mayer Hoffman McCann has completed the audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners does hereby receive and file the audited financial statements for the year ended December 31, 2014.

PASSED AND ADOPTED THIS 28th day of July, 2015. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Board of Commissioners

Housing Authority of Fresno County

Basic Financial Statements

Year Ended December 31, 2014

Please visit the website to view this document in its entirety.

www.fresnohousing.org



1331 Fulton Mall
Fresno, California 93721

O (559) 443-8400
F (559) 445-8981
TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners **DATE:** 07/24/2015
Fresno Housing Authority

FROM: Preston Prince *P. Prince* **BOARD MEETING:** 07/28/2015
CEO/Executive Director

AUTHOR Jim Barker **AGENDA ITEM:** 7b
Chief Financial
Officer/Chief Compliance
Officer

RE: City – Annual Audited Basic Financial Statements
Year End – December 31, 2014

Executive Summary

Attached are the annual audited Basic Financial Statements of the Housing Authority of the City of Fresno for the year ended December 31, 2014.

The auditors have issued an unmodified opinion that the financial statements are fairly presented in conformity with U.S. Generally Accepted Accounting Principles (GAAP). An unmodified opinion is issued when the auditor does not have reservations as to the fairness of the presentation of the financial statements in conformity with GAAP. As required for a Single Audit engagement, the financial statements also include the auditor's reports on the Schedule of Expenditures of Federal Awards, the Agency's compliance with relevant laws and regulations, and its internal controls.

Noteworthy changes from 2013 to 2014 by category are as follows:

Statement of Net Position

- Current assets decreased by approximately \$1.4 million due to decreases in the combination of cash, short term investments and receivables from tenants and related parties.
- Restricted assets decreased by \$204 thousand resulting from increased spending of HAP reserves.
- Capital assets decreased by \$567 thousand due to a change in the agency's capitalization policy.
- Other assets increased by \$3.6 million as a result of additional notes receivable from related parties, and increases in our investment in joint ventures.
- Current liabilities decreased by \$8 million, offsetting an \$8.6 million increase in noncurrent liabilities. The decrease in current liabilities is the result of paying down pre-development loans. The increase in noncurrent liabilities is related to 2 items: (1) the reclassification of loans for refinancing from current to long term; and (2) from entering into new loans for the rehabilitation of San Ramon Courts.

Overall the Agency's Net Position increased 1.12% or by \$800 thousand.

Statement of Revenues, Expenses and Changes in Net Position

- Total operating revenues decreased by \$350 thousand (.6%) from 2013 due to slight decreases in both HUD grants and grants from other governments. The agency continues to explore alternative funding options to lessen our federal dependency through development activities and pursuit of other grants; however, HUD will most likely continue to be a major funding source for the foreseeable future.
- Total operating expenses decreased by \$919 thousand (1.5%) primarily as a result of the RAD conversions.
- Net non-operating revenues decreased by \$8.4 million, primarily due to the sale of LIPH properties in 2013.

During the course of the audit, Mayer Hoffman McCann issued one finding which was noted as a significant deficiency in internal control over financial reporting. A significant deficiency is less severe than a material weakness, yet important enough that in the Auditor's opinion, it merits the attention of those in governance. A material weakness over financial reporting is a deficiency, or a combination of deficiencies, in internal controls such that there is a reasonable possibility that a material mis-statement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. This finding and management's response thereto, are detailed below.

No.	Type	Finding*	Management Response
2014-01	Significant Deficiency	To minimize the reporting of prior period adjustments, the auditors recommend that the Agency establish procedures to identify adjustments in the reporting period in which the related transactions occurs. Additionally, the auditors recommend that the Agency execute promissory notes to memorialize obligations between itself and affiliates.	Management concurs with this finding and the Auditor's recommendations. Management intends to continue to refine its accounting processes in an effort to eliminate the need for prior period adjustments. Additionally, management will establish the recommended practice of executing promissory notes for all new obligations between the Agency and its affiliates.

*The Finding language has been abbreviated for purposes of this memo. The full text may be found on page 118 of the audited financials.

Ken Al-Imam, CPA, with Mayer Hoffman McCann, will be in attendance to present a summary of the audit and answer any questions the Board may have.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno receive and file the audited Basic Financial Statements for the year ending December 31, 2014.

Fiscal Impact

There is no fiscal impact.

Background Information

The audit was conducted by Mayer Hoffman McCann in accordance with generally accepted auditing standards; the standards for financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; the Single Audit Act of 1984; and the provisions of the OMB Circular A-133, Audits of State and Local Governments, and included tests of the accounting records of the Fresno Housing Authority and other procedures the firm considered necessary.

**BEFORE THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF FRESNO**

RESOLUTION NO. ____

**RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY
OF FRESNO TO RECEIVE AND FILE THE AUDITED FINANCIAL
STATEMENTS FOR YEAR ENDED DECEMBER 31, 2014**

WHEREAS, The Housing Authority of the City of Fresno retained Mayer Hoffman McCann to conduct the annual audit of the financial statements for the period ending December 31, 2014; and

WHEREAS, Mayer Hoffman McCann has completed the audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners does hereby receive and file the audited financial statements for the year ended December 31, 2014.

PASSED AND ADOPTED THIS 28th day of July, 2015. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Board of Commissioners

Housing Authority of the City of Fresno

Basic Financial Statements

Year Ended December 31, 2014

Please visit the website to view this document in its entirety.

www.fresnohousing.org

HOUSING AUTHORITIES OF
THE CITY AND COUNTY OF
FRESNO -
ANNUAL FINANCIAL STATEMENT AUDIT
YEAR ENDED DECEMBER 31, 2014

Financial Statement Audit

- Objective – Do the financial statements contain significant misstatements?
- When the risk of significant misstatement is low, the financial statements are said to be “fairly stated”
- Conclusion for this audit – The financial statements of the Authorities are fairly stated in all material respects.

Required Communications

3

- If there are serious issues associated with your **accounting records or accounting processes**, we are required to communicate these to you
 - ▣ Such serious issues would include:
 - ▣ Difficulties in performing the audit
 - ▣ Disagreements with management
 - ▣ Material weaknesses in internal controls
 - ▣ Material misstatements
- No such matters were noted in this audit

Feedback From Audit Testing

4

- Current Year Recommendation:
 - ▣ Prior period adjustment regarding HRFC note
- Resolved Prior Year Recommendations:
 - ▣ Timely cash reconciliations
 - ▣ Waiting list documentation

Feedback From Audit Testing

5

- Minor recommendations for next year:
 - ▣ Segregate revenue collection from recordkeeping
 - ▣ Independent review of payroll changes
 - ▣ Segregate vendor set up from invoice processing
 - ▣ Verification of grant award information on SEFA
 - ▣ Enhanced review for nonroutine journal entries
 - ▣ Analysis of asset and liability balances

Major Pension Reporting for Next Year

6

- Under existing standards, an agency's unfunded pension obligation is discussed in the notes to the financial statements, but not reported as a liability on the Statement of Net Position.
- This accounting change (GASB No. 68) will require local governments to report a **liability** for its unfunded obligation to provide pension benefits (*unfunded actuarial liability*) that is associated with employee service through the date of the financial statements.
- Changes in this liability will impact operating expenses recognized by the District (except for certain changes associated with investment market fluctuations and certain actuarial adjustments)
- Effective for year ending December 31, 2015

Condition of Accounting Records

7

- Continued improvement in maintenance of accounting records from prior years
- Found records to be in order
- Audit results are consistent with expectations for entities with significant complexity and financial activity
- Adequate supporting schedules and reconciliations
- Records maintained in accordance with government accounting standards



BOARD MEMO

1331 Fulton Mall
Fresno, California 93721

O (559) 443-8400
F (559) 445-8981
TTY (800) 735-2929

www.fresnohousing.org

TO: Board of Commissioners **DATE:** 07/24/2015
Fresno Housing
Authority

FROM: Preston Prince *P.P.* **BOARD** 07/28/2015
CEO/Executive Director **MEETING:**

AUTHOR Emily De La Guerra **AGENDA** 7c
Senior Manager **ITEM:**

RE: Approval of Award for Property Management Request
for Proposal (RFP)

Executive Summary

The Fresno Housing Authority desires to maintain the highest quality, most efficient and most flexible options with regards to the management of our properties, which includes both the use of internal and external property management. The Property Management Request for Proposal (RFP) was issued to facilitate the selection of the best qualified third-party property management firms. The Fresno Housing Authority uses third-party property managers at a variety of sites for various reasons. Third-party property managers are primarily used to manage properties that have been developed utilizing the Low-Income Housing Tax Credit (LIHTC) program, but also in other circumstances, based on outside requirements by funding sources, development agreements, staff analysis of internal capacity, and other reasons.

Currently, the Agency uses three different third-party management companies to oversee eleven properties, which are listed below. These do not include projects that are currently in pre-development stages, as we are still evaluating our opportunities to self-manage these properties. Furthermore, this RFP included language that allows the Agency to decide, on a property-by-property basis, which firms (including Fresno Housing's own internal housing management department) would be best suited to supervise each property. Staff is currently analyzing the portfolio of projects listed below in order to determine the best property manager for each site.

Property Name	Property Name
Bridges at Florence	Parc Grove Commons
City View at Van Ness	San Ramon Court
Dayton Square	Villa del Mar
El Cortez	The Woodside
Kings River Commons	Yosemite Village
Marion Villas	

The Property Management RFP solicited requests from qualified firms, and allowed them to submit a proposal and pricing for any/all of the following 'lots' described in the scope of work and shown below.

1. Multi-Family Housing
2. Senior Housing
3. Special Needs Housing
4. Commercial Real Estate
5. Scattered Site Projects
6. Section 42 Oversight (Co-Management Agreements)
7. Consulting Services, as needed

Several factors were taken into consideration when selecting the successful proposers, including proposed costs, demonstrated experience with Fresno Housing or a similar agency, technical capabilities, the overall quality of the proposal, and whether the firm engaged in Section 3 activities. A five-person evaluation committee was responsible for evaluating the proposals and scoring each firm based on the documents they submitted and the requirement listed above. The panel represented a diverse group of Agency employees, including representatives from Housing Management, Development, Asset Management and Finance.

Based on the evaluation criteria, each lot was evaluated and the successful proposer was selected. Because Lot #1 for multi-family housing represents a majority of the Agency's portfolio, staff selected to award that lot to two firms: Winn Residential and GSF Properties, Inc. Both firms were the two highest rated proposers for Lot #1 and will be awarded contracts on a property-by-property basis. Winn Residential was the top proposer for Lots #2, 3, 5, 6, and 7. The Agency reserves the right to negotiate with both firms on final property assignments and pricing. None of the four proposers chose to bid on Lot #4 for commercial sites. Staff is working to engage other potential firms in fulfilling this role.

Recommendation

It is recommended that the Boards of Commissioners approve Winn Residential and GSF Properties, Inc. as the successful proposers of the Property Management Request for Proposal. It is also recommended that the Boards of Commissioners authorize the CEO/Executive Director to enter into contracts negotiations with Winn Residential and GSF Properties, Inc. for management agreements and contracts for specific properties as determined by Agency staff. Individual contracts specific to each property will be executed for a one-year term with the ability to extend the contract for a maximum of four additional one-year terms, as per HUD procurement guidelines. All contracts will include the ability to cancel with no cause and with 30 days notice. In addition, if the aggregate amount of all contracts executed with one firm exceeds the CEO's purchasing authority of \$250,000 on an annual basis, the contracts will be brought before the Boards of Commissioners, in accordance with the Housing Authority procurement guidelines.

Background Information

HUD procurement guidelines require public housing authorities to solicit for services on a regular basis. The RFP method considers both technical factors and price when evaluating a proposal, and allows for discussions with offerors concerning the proposal submitted and the negotiation of the contract price. Awards are made on the basis of the proposal that represents the best overall value to the Agency, considering price and other factors (technical expertise, past experience, quality of proposed staffing, etc.) set forth in the solicitation and not solely the lowest price.

On May 14th, 2015, the Agency posted RFP #P15004 for Property Management Services. The Agency was pleased to receive proposals from four firms. After the initial round of evaluations, two firms were asked to participate in interviews to better understand their proposals and services. Following the interviews, tentative awards were given to the top two proposers.

RESOLUTION NO. _____
BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF FRESNO

RESOLUTION APPROVING THE TENTATIVE AWARD FOR PROPERTY
MANAGEMENT SERVICES

WHEREAS, the Housing Authority of the City of Fresno recently solicited proposals from qualified firms to provide Property Management Services; and

WHEREAS, GSF Properties, Inc. and Winn Residential California were responsive and responsible firms who provided qualifications and prices that are the most advantageous to the Housing Authority of the City of Fresno; and

WHEREAS, the Housing Authority of the City of Fresno desires to begin contract negotiations with GSF Properties, Inc. and Winn Residential California for the services requested in the Request for Proposal; and

WHEREAS, the contracts will be negotiated on a property-by-property basis to ensure efficiencies and economies; and

WHEREAS, the negotiated contracts will be presented to the Board of Commissioners for the Housing Authority of the City of Fresno for their approval if the total contract amount exceeds the CEO/Executive Director's purchasing authority of \$250,000;

NOW THEREFORE, BE IT RESOLVED that Preston Prince, as CEO/Executive Director of the Housing Authority of the City of Fresno, or his designee, is hereby empowered and

authorized to negotiate on behalf of the Housing Authority of the City of Fresno the
aforementioned contracts and supporting documents.

PASSED AND ADOPTED THIS 28th day of July, 2015. I, the undersigned, hereby certify
that the foregoing Resolution was duly adopted by the governing body with the following vote,
to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

RESOLUTION NO. _____
BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF FRESNO COUNTY

RESOLUTION APPROVING THE TENTATIVE AWARD FOR PROPERTY
MANAGEMENT SERVICES

WHEREAS, the Housing Authority of Fresno County recently solicited proposals from qualified firms to provide Property Management Services; and

WHEREAS, GSF Properties, Inc. and Winn Residential California were responsive and responsible firms who provided qualifications and prices that are the most advantageous to the Housing Authority of Fresno County; and

WHEREAS, the Housing Authority of Fresno County desires to begin contract negotiations with GSF Properties, Inc. and Winn Residential California for the services requested in the Request for Proposal; and

WHEREAS, the contracts will be negotiated on a property-by-property basis to ensure efficiencies and economies; and

WHEREAS, the negotiated contracts will be presented to the Board of Commissioners for the Housing Authority of Fresno County for their approval if the total contract amount exceeds the CEO/Executive Director's purchasing authority of \$250,000;

NOW THEREFORE, BE IT RESOLVED that Preston Prince, as CEO/Executive Director of the Housing Authority of Fresno County, or his designee, is hereby empowered and

authorized to negotiate on behalf of the Housing Authority of Fresno County the
aforementioned contracts and supporting documents.

PASSED AND ADOPTED THIS 28th day of July, 2015. I, the undersigned, hereby certify
that the foregoing Resolution was duly adopted by the governing body with the following vote,
to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners



1331 Fulton Mall
Fresno, California 93721

O (559) 443-8400
F (559) 445-8981
TTY (800) 735-2929

www.fresnohousing.org

EXECUTIVE DIRECTOR'S REPORT

TO: Boards of Commissioners
Fresno Housing Authority

FROM: Preston Prince *P. Prince*
CEO/Executive Director

DATE: 07/24/2015

BOARD MEETING: 07/28/2015

AUTHOR Staff

AGENDA ITEM: 8

RE: Director's Report – July 2015

Executive Summary

The Boards of the Fresno Housing Authority have established the four strategic goals as: Place, People, Public, and Partnership. In addition, the following have been outlined as the management goals: Sustainability, Structure, and Strategic Outreach. The following report demonstrates the efforts of the Executive Leadership and Staff to progress towards the realization of these goals.

PLACE

Overview

Fresno Housing seeks to develop and expand the availability of quality affordable housing options throughout the City and County of Fresno by growing and preserving appropriate residential assets and increasing housing opportunities for low-income residents.

The matrix below outlines the Development Pipeline and status of each project.

Development Project Overview

Name of Property	Status	Description/Type	Total Units
Fultonia West/Cedar Heights Scattered Site	Under Construction	541 N. Fulton Street and 4532 E. Hamilton Ave Multi-Family	45
Marion Villas	Under Construction	Marion & Ellis St, Kingsburg, CA Senior Housing	46
Southeast Fresno RAD	Rehab Underway	Cedar Courts I & II, Inyo Terrace Multi-Family	193
Orange Cove	Rehab Underway	Kuffel Terrace I & II,	90

RAD		Mountain View Multi-Family	
Mendota RAD	Stabilization	Rios Terrace I & II, Mendota Apts. Multi-Family	124
Kings River Commons	Stabilization	2020 E. Dinuba Ave, Reedley, CA Muti-family	60
City View @ Van Ness (formerly Droge)	Stabilization	802 Van Ness Ave Mixed-Use	45 Units/ 3,000 sf commercial
Viking Village RAD	Stabilization	Multi-Family	40
Parc Grove Commons Northwest	Permanent Financing	Southeast Corner of Fresno/Clinton Ave Multi-Family	148
Bridges at Florence	Permanent Financing	649 E. Florence Avenue Senior Housing	34
Trailside Terrace	Pre-Development	1233 & 1245 G Street, Reedley, CA	55
Firebaugh Gateway	Pre-Development	1238 & 1264 P St., Firebaugh, CA	30
Lowell Neighborhood	Pre-Development	240-250 N. Calaveras & 146 N. Glenn, Fresno	30
Edison Plaza I	Pre-Development	Walnut/Edison West Fresno	64
Edison Plaza II	Pre-Development	Walnut/Edison West Fresno	64
Magill Terrace	Pre-Development	401 Nelson, Fowler	60
Shockley Terrace	Pre-Development	1445 Peach St, Selma	42

The Fresno RAD project is 100% complete. Office furniture and computer lab equipment have been installed. Staff computers are being installed and building is expected to be fully occupied by end of July.

On June 29, 2015, the Lowell Neighborhood Project was awarded \$1.2 million in City of Fresno HOME funds.

On July 1, 2015, applications for tax credits were submitted to the California Tax Credit Allocation Committee (CTCAC) for Magill Terrace, Shockley Terrace, and the Lowell Neighborhood Project.

June City Occupancy 97.46%					
CITY	No of Properties	Physical Units	Rentable Units	Vacant Units	Occupancy Percentage
City AMP 1	3	182	180	5	97%
City AMP 2	8	244	243	1	100
Southeast Fresno RAD	3	193	191	7	96%
Viking Village RAD	1	40	39	2	95%
Pacific Gardens	1	56	55	3	95%
Renaissance Trinity	1	21	20	0	100%
Renaissance Alta Monte	1	30	29	1	97%
Renaissance Santa Clara	1	70	69	2	97%
Total City	19	836	826	21	97.46%

June City Occupancy (GSF Managed) 96.7%					
Parc Grove	1	215	213	9	95.8%
Parc Grove - NW	1	148	147	3	98.0%
Yosemite Village	1	69	68	2	97.1%
Total City	3	432	428	14	96.73%

June County Occupancy <u>98.41%</u>					
COUNTY	No of Properties	Physical Units	Rentable Units	Vacant Units	Occupancy Percentage
County AMP 1	6	150	144	2	99%
County AMP 2	6	194	192	1	99%
County AMP 3*	3	90	89	2	98%
County AMP 4	4	152	151	4	97%
County AMP 5*	2	52	52	0	100%
County AMP 6	5	112	111	3	97%
Granada Commons	1	16	15	0	100%
Total County	27	766	754	12	98.41%

June County RAD Occupancy <u>97.9%</u>					
SITE	No of Properties	Physical Units	Rentable Units	Vacant Units	Occupancy Percentage
Mendota RAD	1	124	123	4	96.7%
Orange Cove RAD	1	90	69	0	100.0%
Total County RAD	2	214	192	4	97.92%

June Special Programs Occupancy <u>97.05%</u>					
SPECIAL PROGRAMS	No of Properties	Physical Units	Rentable Units	Vacant Units	Occupancy Percentage
Mariposa Farm Labor	1	40	40	1	98%
Parlier Farm Labor	1	40	40	0	100%
Orange Cove Farm Labor	1	30	30	4	87%
Mendota Farm Labor	1	60	60	2	97%
Firebaugh Family Apts.	1	34	34	0	100%
Garland Gardens (CalHFA)	1	51	51	2	96%
Parkside Apartments (CalHFA)	1	50	50	0	100%
Total Special Programs	7	305	305	9	97.05%

WAIT LIST REPORT AS OF JUNE 30, 2015

LIPH	1-Bdrm.	2-Bdrm.	3-Bdrm.	4-Bdrm.+	Total
City LIPH	13,088	9,100	4,480	861	27,529
County LIPH	14,701	13,586	5,980	728	34,995

Multifamily Developments	1-Bdrm.	2-Bdrm.	3-Bdrm.	4-Bdrm.	Total
Garland-S8N/C		18	108		126
Parkside-S8N/C		5	5	50	60

Tax Credit Properties	1-Bdrm.	2-Bdrm.	3-Bdrm.	4-Bdrm.	Total
Granada:					
tax credit units			12	8	20
subsidized units			75	18	93
Pacific Gardens :					
tax credit units	4	6	9		19
subsidized units	123	68			191
Parc Grove:					
tax credit units	158	42	16	25	241
subsidized units	1,786	1,084	210	57	3,137
Yosemite Village	826	215	33	2	1,076

Housing Choice Voucher (HCV) Utilization & Leasing Activity

Date Range 6/1/15 – 6/30/15

Current Month Status						YTD		
Program	Current Waiting List	Applicants Pulled	New Vouchers Issued	Total Vouchers Searching	New Vouchers Leased	Applicants Pulled	New Vouchers Issued	New Vouchers Leased
City	41,219	0	*23	189	13	0	575	116
County	39,832	0	*11	31	90	0	134	656

*Vouchers issued were drawn from the waiting list in 2014.

PEOPLE

Overview

Fresno Housing works to respect community needs and knowledge – by listening, learning and researching – and respond to issues compassionately, intelligently, intentionally – by developing exceptional programs based on shared expectations.

Resident Services

Youth Activities-Girl Scouts

The Fresno Housing Authority (FH) continues its collaboration with Girl Scouts of Central California South; which serves Fresno, Kern, Kings, Madera and Tulare Counties. The program was held from Monday, June 22 - 25, 2015 at Sequoia Courts. The participants, ages 5-17, attended two-hour sessions and worked on crafts and other projects which required imagination and creativity. The Girl Scouts' mission, promise and law were shared by every member, which defined the way they agreed to act toward one another, other people, and the community on a daily basis. A ceremony was held on the last day and the young ladies were presented with certificates and badges.



Healthy Smiles Mobile Dental Foundation

FH continues its collaboration with Healthy Smiles Mobile Dental Foundation. The mobile dental has provided preventive and restorative dental treatment at seven sites. A total of 39 adults and 120 children have received services. By August, Healthy Smiles Mobile Dental van will provide services at an additional 14 sites.



Kings River Commons – Reedley

Healthy Lifestyles-Tobacco Education

During the month of June, FH collaborated with EOC's Rural Tobacco Education Program to provide residents with educational information on dangers of tobacco use. A program representative presented dangers of first-hand, second-hand, and third-hand smoke. Information on tobacco cessation assistance was provided and other available related resources.

Family Self Sufficiency Family

Community Outreach-Basketball Camp

12 year old Amanda Perez was sponsored by Fresno Housing Educational Corp to participate in the annual Quincy Pondexter Basketball Camp. The basketball camp was held at Buchanan High School on June 22 - 25, 2015. Amanda attended Wilson Elementary School and was selected based on her academic grades.

Amanda was very excited to be selected and stated "This is my favorite sport". She enjoyed meeting all the National Basketball Association (NBA) basketball players, especially Quincy Pondexter who is a local NBA superstar. Her mother, Gina Perez was also thrilled and very proud of her daughter for participating in this event.

The Perez family currently receives rental assistance through the Housing Choice Voucher (HCV) Program.

Homeless Initiatives Partnerships

Multi-Agency Access Program (MAP) – MAP Point at the Pov

MAP Point at the Poverello House is an integrated intake process connecting individuals facing housing, substance abuse and/or mental illness challenges to supportive services in Fresno County. This mobile unit is made possible by funding from FH and both the City's and County's Emergency Solutions Grant. Collaborative partners staffing MAP include West Care California, Poverello House, Economic Opportunities Commission, Clinica Sierra Vista, Turning Point, Kings View and Wings. At this location, homeless individuals/families are interviewed regarding homeless status and other services needed and if appropriate, the Vulnerability Index Services Prioritization Decision Assistance Tool (VI-SPDAT) is performed.

The following highlights are from the period of March 9, 2015 through June 30, 2015

- 1,175 clients served – Households without children – 92.3%; Households with children - 7.7%;
- Services Needed - Housing – 98%;
- Homeless status – 70% literally homeless – average time of 14 months

PUBLIC

Overview

Fresno Housing seeks to build support for housing as a key component of vibrant, sustainable communities through public information, engagement, and advocacy that promotes affordable housing and supports the advancement of Fresno's low-income residents.

The efforts of the Boards and staff are ongoing and will be reported as outcomes are achieved.

PARTNERSHIP

Overview

Fresno Housing seeks to collaborate to strengthen its ability to address the challenges facing Fresno communities.

Project	Organization	Role
Museum and multi-family housing development concept (1857 Fulton Street, Fresno)	African American Historical and Cultural Museum of the San Joaquin Valley	Development partner and service provider

Hmong Cultural Project – museum/cultural center, communal/event center, housing and relocation site for Fresno Center for New Americans	Fresno Housing Authority Fresno Center for New Americans General Vang Pao Foundation	Planning partner, possible development partner and service provider
Lowell Neighborhood Project	Lowell Community Development Corporation Better Opportunities Builder, Inc. (BOB)	Planning partner, development partner

MANAGEMENT GOALS

The goals of management include our efforts to stabilize, focus, and extend activities to meet the mandate of our mission through good decisionmaking related to Sustainability (staffing, finances, effectiveness, evaluation, technology, facilities); Structure (governance); and Strategic Outreach (communications, image, visibility, public affairs, policy).

Sustainability

Build and maintain an innovative, engaged, visible, and sustainable organization, committed to its mission of providing housing for low-income populations.

Fiscal Services

Budget and Internal Reporting: This month, staff has been focused on preparing for the 2016 budgeting season. Seeing as 80% of the agency's funding comes from the Federal Government via the Department of Transportation, Housing and Urban Development (THUD) staff has been reviewing updates from both houses of Congress as well as the Executive branch concerning proposed funding allocations for 2016. In addition to data collection, staff has also been updating and organizing budgeting files in anticipation of the inevitable budgeting process, and currently, progress is right on schedule.

Asset Management Highlights: Asset Management continues to grow with the addition of Josh Williams to the team. Josh is transferring from within our Accounting Department to Asset Management in the coming months to focus on budgeting, analysis, and performance metrics. With the continued focus on stabilizing our new and rehab projects, which include: City View (802 Van Ness Avenue), Viking Village, Mendota, and Southeast Fresno, our department will be offering a Tax Credit 101 course/webinar. The Post-Occupancy Evaluation ("POE") of our new and rehabilitated properties will start with a resident survey next month, with the first property being City View. The POE is a tool used internationally by real estate asset management to measure strengths, weaknesses and challenges in, and to, our developments.

EMS: Contract negotiations with Yardi Systems on the full software and implementation are still proceeding. Staff and our attorneys have reviewed two versions of the contract which we hope to take to the Boards at the July 2015 meeting.

On July 6th, a Request for Proposals for a System Implementation and Project Management Services for Enterprise Management Software. The successful proposer will prepare a project plan for implementation of Yardi Software, including, project scope and objectives, milestones, timetable for phases and activities, organizational roles and responsibilities, project assignments, quality control, project resources, and budget. Staff is expecting to have a firm selected shortly, with a contract award for the Boards approval in July 2015.

Administrative Services

Procurement

The Procurement Department has worked closely with various Agency departments to acquire the following goods and services:

Recent Solicitations:

- A System Implementation and Project Management Services for Enterprise Management Software RFP was issued on June 18, 2015 with a proposal submittal date of July 6, 2015. To date, several firms and software consultants have shown interest. Working with the Agency and Yardi Systems, the successful proposer will prepare a project plan for implementation of Yardi Voyager Software, including, but not limited to, project scope and objectives, milestones, timetable for phases and activities, organizational roles and responsibilities, project assignments, quality control, project resources, and budget.
- A Request for Small Purchase Quotation for a Forced Place Insurance policy covering 12 manufactured homes has been made to three Insurance Brokerage firms. HRFC owns mortgage loans on all of these properties that are not currently being covered by a homeowner's insurance policy and staff has determined that protecting these assets in the near term is in the best interest of the Agency. An insurance policy will be purchased from the Broker that can secure the policy at the best price.

Proposals Currently Under Evaluation:

- A Request for Small Purchase Quotation for Interior Design Services at the Community Building at Marion Villas Apartments was issued on June 22, 2015 with a bid submittal date of June 29, 2015. As of the QSP close date, one bid was received from an interior design firm consisting of Lorenz & Associates. Award will be made to Lorenz & Associates pursuant to the completion of a non-competitive proposal justification by Development staff. In cases where only one bid is made in response to a solicitation, a regulatory requirement exists wherein the using-department must justify and document the acquisition from a source that did not encounter competition from other vendors.
- A Grounds Maintenance RFP (Landscaping) was issued on June 1, 2015 with a proposal submittal date of June 29, 2015. As of the RFP close date, four proposals were received by companies consisting of Briner & Son Landscape Management, Central Valley Lawnsapes, Fresno Economic Opportunities Commission, and J&H Landscape Gardening, Inc. The successful bidder(s) will maintain lawns and outdoor spaces of Agency property across the city and county. Procurement-in cooperation with Housing Management and

Administration staff–will convene an evaluation panel to score the offers received to determine future award.

- A Property Management Services RFP was issued on April 6, 2015. The selected firm(s) will be eligible to provide services for a wide range of existing and future Agency properties. Proposals were due on May 14, 2015. Proposals were received by four property management companies. Initial rankings are complete with two proposers being considered for award. Final determination is being made by Management Staff.
- A Janitorial Services RFP was issued on April 1, 2015. A pre-bid site inspection of all specified properties/sites took place on April 20-22, 2015. Proposals were due on May 18, 2015. Proposals were received by three Janitorial companies, and are currently being evaluated by Administrative and Housing Management Staff. The selected firm(s) will perform regular cleaning of Agency offices and community buildings, as well as perform deep cleaning of vacant units being turned over to new tenants.

Completed Procurements:

- An Enterprise Management System (EMS) RFP closed on July 25, 2014. A tentative Notice of Award was made to Yardi Systems, Inc. On May 26, 2015 the Boards approved beginning contract negotiations with Yardi Systems.
- A Financial Advisory Services for Development Projects RFP was issued on March 25, 2015 and received several proposals from qualified firms by the April 22, 2015 due date. Award was made to California Housing Partnership Corporation in the amount of \$55,000.00 per development project. The Boards ratified the approval of a contract on June 23, 2015.
- A local vendor, Professional Exchange Service Corporation, was selected to provide After Hours Answering Services for maintenance calls after successfully bidding the QSP of March 18, 2015. A contract was entered into by Housing Management on May 29, 2015 in the amount of \$65.00 per month.

Solicitations for the Near Future:

The procurement department is working with various user departments to create scopes of work for the following services:

- Security Guard Service for sites with recurrent requirements, and sites with “on demand” requirements.
- Pest Control Services.
- Laundry, Uniforms, Mats and Rugs at various City and County AMPs.
- Painting Trade Services.
- Poly Foam Roof Installation at Parlier Migrant Center via grant from Office of Migrant Services.
- Security system upgrades for Renaissance at Alta Monte.
- Bulk purchase of low flow showerheads at predetermined HA properties.

Human Resources

The Human Resources Manager attended a Workplace Investigations Seminar taught by the Association of Workplace Investigators. The session provided tools and guiding principles for conducting workplace investigations in public sector agencies. Agency Management staff participated in a coaching training session taught by Jason Geno. The objective of this training was to provide coaching tools to further develop and successfully lead their staff.

A Lunch and Learn training focused on “Finding Balance Through Change” has been scheduled for July 13, 2015. The department has begun contacting vendors for the Agency Health Fair, which is scheduled for October 30, 2015.

The Human Resources department has continued to focus on the improvement of communication among departments to better facilitate Agency processes. In ensuring consistent communication Agency-wide, the HR staff has met with the Communication department to coordinate future messaging to staff.

We are actively recruiting for positions within the following departments: Accounting/Finance, Administrative Services, Assisted Housing, and Resident Services. The selection process for Accounting and Assisted Housing departments has been completed with new employees starting work in coming weeks.

IT Services

During the month of June, CMTi deployed 52 monitors to the HCD staff for dual monitor configurations. We have received significant positive feedback from staff and management and are in the process of procuring additional monitors for dual screen configurations for other departments that have requested them.

CMTi was able to purge some deprecated and decommissioned virtual servers from the VMware infrastructure environment. This freed up CPU, Memory and Storage resources for new virtual machines that will be needed in the future.

We setup a computer, speakers, microphones and multiple screens for a webinar at Parc Grove Commons. CMTi personnel made sure that staff were able to participate in the webinar and remained on site to support the HMD department for the duration of the webinar.

CMTi worked with Aurora Ibarra to completely rebuild the Inspections Call Tree in the Shoretel Phone system. The system was reconfigured to provide specialized voicemail boxes depending on the needs of the tenant or landlord. The goal was to provide a more efficient way of collecting information from the public, prioritizing requests and responding according to the severity of the call. Several other departments are interested in redesigning their call tree structure to be similar to the Inspections system. If additional departments request this level of change, additional licenses for the phone system may need to be purchased.

Lastly CMTi procured backup analog phone lines to connect to the agency phone system at Fairview Terrace and Pinedale. These lines provide proper caller ID information to emergency services when dialing 911. Additionally the analog line provides the ability to call out in the event of a power failure.

Structure

Maintain a committed, active, community-based Boards of Commissioners.

The efforts of the Boards and staff are ongoing and will be reported as outcomes are achieved.

Strategic Outreach

Heighten agency visibility, facilitate community dialogue about housing solutions; and build support for the agency and quality affordable housing.

The efforts of the Boards and staff are ongoing and will be reported as outcomes are achieved.



Housing Choice Voucher - Housing Assistance Payments (HAP) Report

July 28, 2015



CELEBRATING
75
YEARS
FRESNO HOUSING

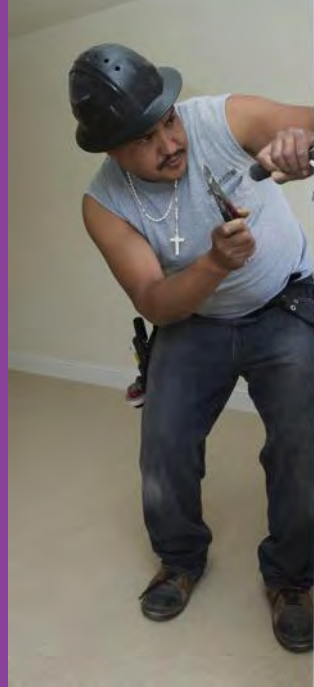
Presentation Overview

- 2nd Quarter 2015 Voucher Utilization
- 2015 Housing Assistance Payments (HAP) Funding
- 2nd Quarter 2015 HAP Utilization
- HAP Reserves
- 2015 HAP Projections



2nd Quarter Voucher Utilization

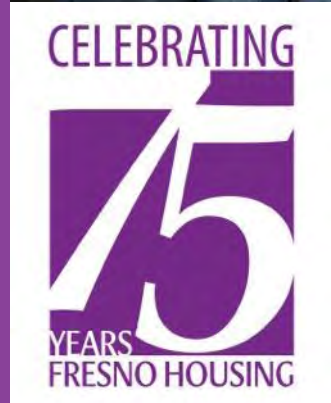
- HUD establishes a baseline (maximum) number of vouchers for a Public Housing Agency (PHA)
- One Unit Month Leased (UML) = one voucher (family) leased for one month during the Fiscal Year
- Utilization is calculated by dividing the # of UMLs reported by 12 months and comparing to the baseline
- HUD expects a well-managed PHA to maintain an average voucher utilization rate at, or above, 98 percent at year-end



2nd Quarter Voucher Utilization

Jan-June Voucher Utilization	City	County
Monthly	99.45%	103.38%
YTD	100.09%	100.5%
Projected Year-End	98.4%	99.3%

- The City program projects to be at 98.4% year-end voucher utilization with a monthly utilization of 95.1% in December
- The County program projects to be at 99.26% year-end voucher utilization with a monthly utilization of 94.3% in December
- We will remain very close to our internal target of 99% utilization, allowing us to serve as many families as possible



2015 HAP Funding

- Generally, PHAs require a tenant to pay at least 30% of their income towards rent
- Housing Assistance Payments (HAP) represent the subsidized portion of a tenant's rent and is paid directly to the owner/landlord
- The HAP funding we receive from HUD is restricted and can only be used for rents



CELEBRATING
75
YEARS
FRESNO HOUSING



2015 HAP Funding

- Renewal and Non-Renewal funding establish Total HAP Funding available to a PHA
- Non-Renewal funding is funding from new vouchers (VASH)
 - May also come from HUD Set-Aside Funds
- Renewal funding is based on prior year HAP Expenses
 - HUD will use Prior Year HAP Expenses and, based on federal funding levels, apply a proration to these expenses to establish funding available to a PHA
 - If applicable, inflation may be used in calculation



2015 HAP Funding

- 2015 HAP Proration levels have been set at 101.25% (no inflation factor applied)
 - Proration has fluctuated between 94% (2013) and 99.7% (2014)
 - 2014 HAP Expenses were \$43.9m for City and \$34.1m for County – about \$78.95m renewal funding
- This relatively high proration level is tied directly to federal funding
 - Allows us to maintain high leasing and possibly add to our reserves, depending on PUC rates
- Corresponds to \$44.79m total funding for the City program and \$34.71m total funding for the County program



HCV 2nd Quarter HAP Utilization

Jan-June HAP	City	County
Revenue	22.96	17.45
Expenses	22.45	17.53
Net	.51	-.08

PHA-held Reserves	City	County
Begin Balance	.05	.22
<i>1st Half Net</i>	.51	-.08
June Ending Balance	.56	.14

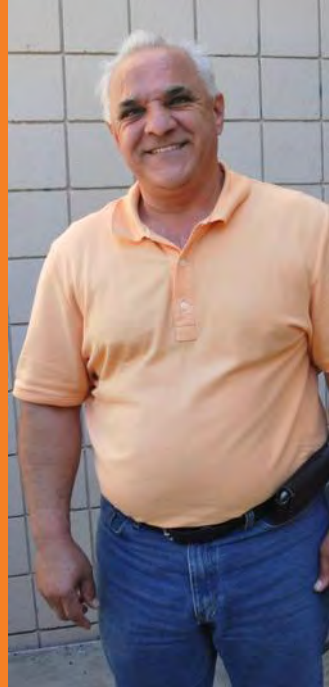


HCV 2nd Quarter HAP Utilization

HUD-held reserves	City	County
Begin Balance	1.86	1.29
<i>2nd Quarter Net</i>	<i>-.31</i>	<i>-.05</i>
June Ending Balance	1.55	1.24

PHA-held Reserves	City	County
Begin Balance	.05	.22
<i>2nd Quarter Net</i>	<i>.52</i>	<i>-.08</i>
June Ending Balance	.56	.14

- \$80k County PHA reserve usage attributed to slight overleasing, will correct itself as attrition occurs

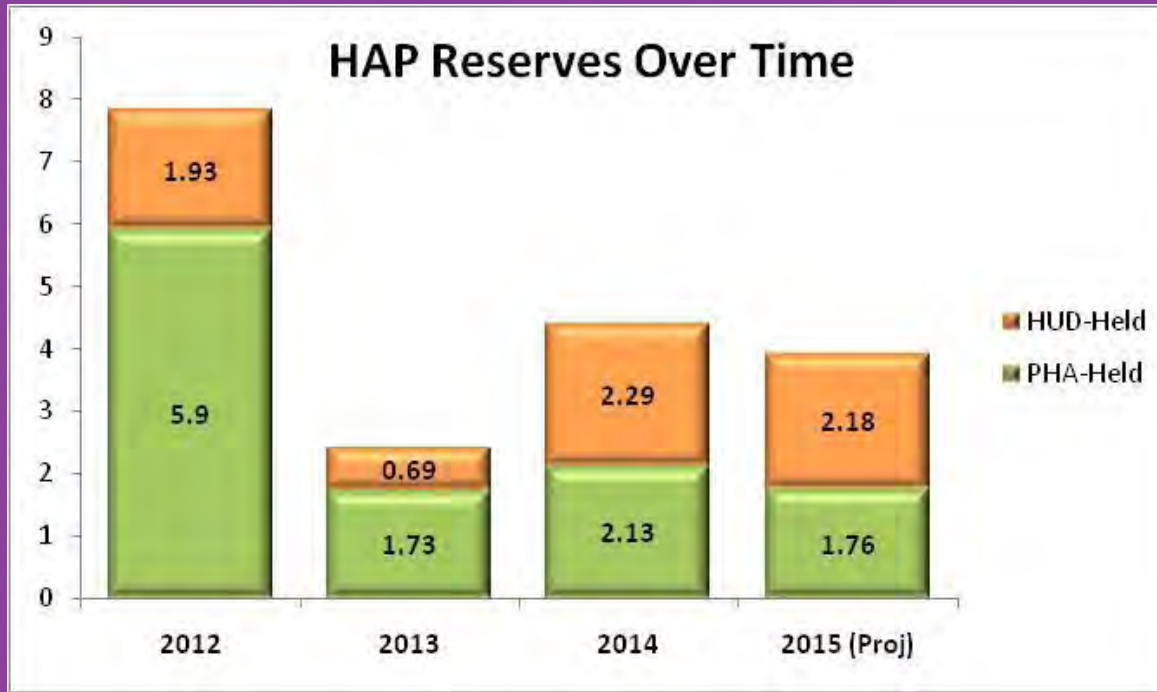


HAP Reserves

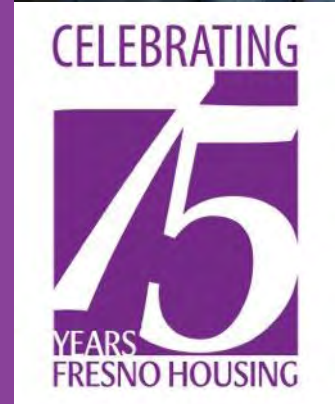
- HAP reserves consist of PHA-held reserves and HUD-held reserves
- In 2012, HUD sought tighter cash management controls and disbursed cash on an “as-needed” basis
- HAP expenses are calculated and cash is disbursed to cover these HAP expenses with just a small margin or cushion
- Reserves have since moved from PHA-held to HUD-held as a result of this cash management system



HAP Reserves



- At the end of 2012, reserves were split 75%/25% between PHA-Held and HUD-Held, respectively
- 2015 Year-end reserves are projected to be split 45%/55%



2015 HAP Projections

2015 HAP	City	County
Revenue	45.29	34.95
Expenses	44.17	34.58
Net	1.12	.37

PHA-held Reserves	City	County
Begin Balance	.05	.22
<i>Net</i>	<i>1.12</i>	<i>.37</i>
2015 Ending Balance	1.17	.59



CELEBRATING
75
YEARS
FRESNO HOUSING



2015 HAP Projections

Reserves	City	County
PHA-held	1.17	.59
HUD-held	1.17	1.0
2015 Ending Balance	2.34	1.59

- The large PHA-held balance (City) will most likely shrink by year-end as HUD accounts for these reserves and withholds funds



CELEBRATING
75
YEARS
FRESNO HOUSING



Questions?



14



CELEBRATING
75
YEARS
FRESNO HOUSING



Leveraging the HCV Program to Improve Quality Housing

*Board of Commissioners Meeting
June 23, 2015*



CELEBRATING
75
YEARS
FRESNO HOUSING

Outline

Abatement Analysis Update

Resident Support

Policy Recommendations



CELEBRATING
45
YEARS
FRESNO HOUSING

Abatement Analysis Overview

- Abatement : The unit has failed two inspections for owner-related items
 - The owner is at risk of losing HAP \$
 - These items may be cured, result in an abatement, or a contract cancellation
 - A third inspection is required to clear the abatement
- In prior months we took snapshots of abatements currently in process and provided some data regarding the number of failed items, owner activity and tenant impacts.



May 2015 Abatement Data

- May Data Set showed 78 abatements pending for June
- 18 units did not pass and the contract was cancelled
 - \$7400 HAP abated
 - 4 contracts were reinstated
 - 3 families were over income
 - 1 family voluntarily gave up their voucher
 - 1 family has successfully leased up
 - 2 families are pending inspection on a new unit
 - 4 families are currently searching
 - 3 families attended move appointments yesterday



June 2015 Abatement Data

- Data showed 71 current abatements as of mid-June
- Abatement data very close to May's abatements
- 20 units did not pass and the contracts have been cancelled
 - ~\$10,000 HAP abated
- There were four “repeat” units/landlords

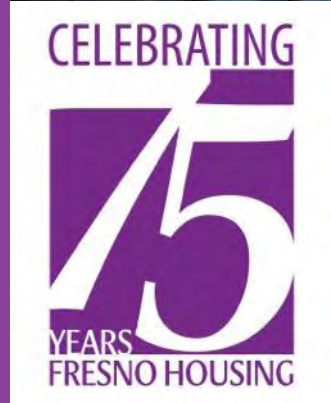


CELEBRATING
45
YEARS
FRESNO HOUSING



July 2015 Abatement Data

- July Data Set shows 80 abatements pending for August 1st
 - These owners have until August 1st to pass inspection or will face HAP \$ losses and/or contract termination
 - Potential monthly HAP losses as a result of cancellation would be over \$42k
 - As of this morning, 68 units remain on this list
- 3 of the 71 unique owners tied to these abatements had multiple units in abatement
 - 8 of the 71 unique owners were previously on our abatement list in May or June



Resident Support

- Household size varied from 1-9; most had children under the age of 18.
- Needs assessment
 - Funds to move immediately not readily available; not dead end.
 - Not the best credit history but reluctant to discuss; did not see it as a barrier



CELEBRATING
75
YEARS
FRESNO HOUSING



Opportunity

- Approx ½ were mindful of keeping kids in same school
- Approx ½ were more concerned w/criminal activity in area and wanted to move
- Rent rates in North Fresno (and acceptance of voucher) limited mobility to this area



CELEBRATING
75
YEARS
FRESNO HOUSING



Discoveries- Residents

- Relocation readiness (2x rent)
 - Most stay as long as possible
- Hold out hope for unit passing
- Limited income is barrier on relocation costs and eligibility for higher rent areas
 - Pockets of affordability throughout North Fresno; concentrations
 - Most don't consider credit as barrier since evictions & criminal history is key



CELEBRATING
75
YEARS
FRESNO HOUSING



Discoveries- Internal

- Detailed case note documentation
- HPCs do quite a bit of counseling throughout the process beginning at abatement
- Rarely a 1-day turnaround from cancellation to reissue
 - The move triggers other processes of verification that require an appt.
 - Moving Recertification appt is scheduled if resident income has not been updated within 120 days
 - Income verifications may result in other delays/waiting periods



CELEBRATING
75
YEARS
FRESNO HOUSING





Policy/Procedure Recommendations

CELEBRATING

75
YEARS
FRESNO HOUSING

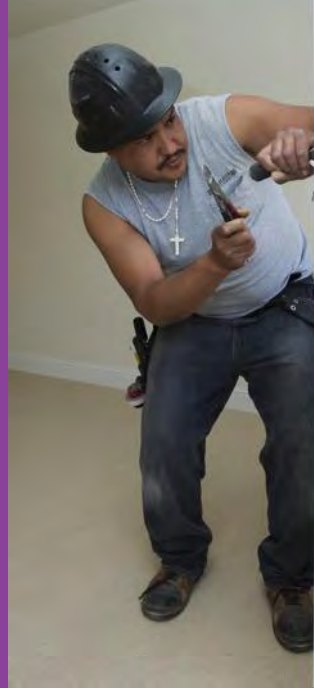
2015 Amendments

- Admin Plan
 - Housing Quality Standards (HQS) – Owner Disapproval
 - FH will disapprove the owner for the following reasons:
 - “The owner, owner's representative, and/or property management company has a history or practice of non-compliance with the HQS for units leased under the tenant-based programs, or with applicable housing standards for units leased with project-based Section 8 assistance or leased under any other federal housing programs.”



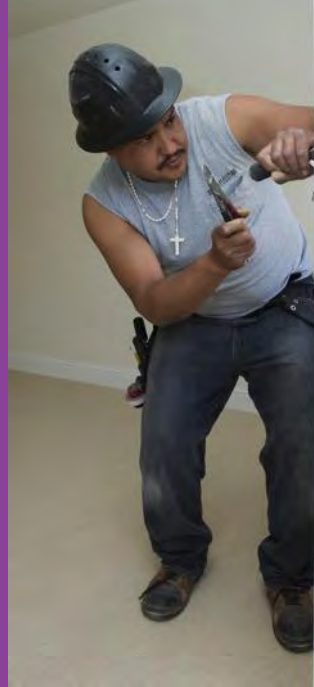
2015 Amendments

- “The owner, owner's representative, and/or property management company **has a history or practice of failing to terminate tenancy of tenants of units assisted under Section 8 or any other federally assisted housing program for activity engaged in by the tenant, any member of the household, a guest or another person under the control of any member of the household that:**”



2015 Amendments

- “Threatens the right to **peaceful enjoyment** of the premises by other residents;
- Threatens the health or safety of other residents, of employees of the PHA, or of owner employees or other persons engaged in management of the housing;
- Threatens the health or safety of, or the right to peaceful enjoyment of their residences, **by persons residing in the immediate vicinity of the premises**; or
- Is involved in drug-related criminal activity or violent criminal activity; or”



CELEBRATING
75
YEARS
FRESNO HOUSING



2015 Amendments

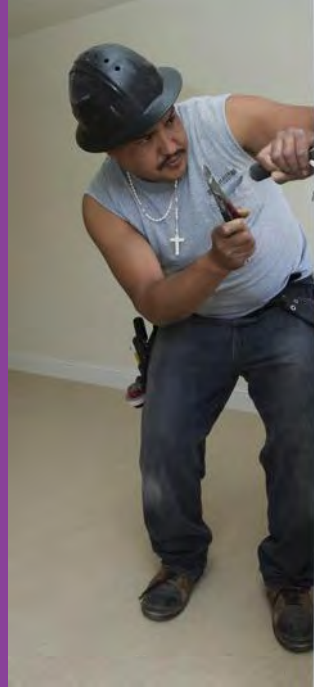
- “The owner, owner's representative, and/or property management company has a **history or practice of renting units that fail to meet State or local housing codes**; or
- The owner has **not paid State or local real estate taxes, fines or assessments.**”



2015 Amendments

- The 2015 Admin Plan also states that disapproval of an owner will last 3 years
- The following language replaces that statement:

“If an owner, owner's representative, and/or property management company has committed fraud or abuse or **is guilty of frequent or serious contract violations, the Housing Authority may restrict the owner from future participation in the program for a period of time commensurate with the seriousness of the offense...**”



2015 Amendments

“...and may terminate some or all existing HAP contracts for assisted families with the owner, owner's representative, and/or property management company if the Housing Authority determines it has violated the HAP contract for those units.”



Procedure/Project Recommendations

- Develop guidelines for disapprovals utilizing data from ongoing analysis
- Develop a “resident support” process for cases where HAP contracts are cancelled
- Establish monthly analytics that can show property inspection trends
- Develop landlord support “program”
- Establish landlord outreach goals to increase possible quality landlords interested in HCV program
- Request a waiver



Questions/Comments?



CELEBRATING

75

YEARS
FRESNO HOUSING



Public Housing Agency (PHA) Plan

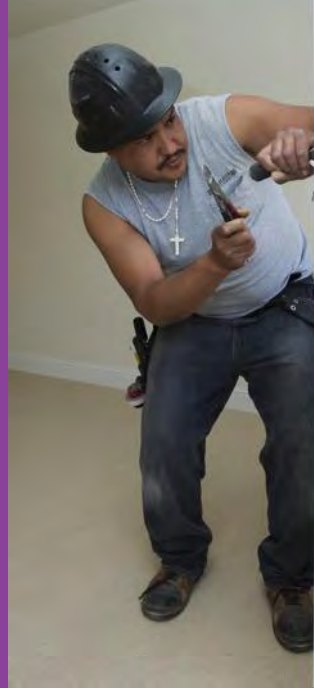
July 28, 2015



CELEBRATING
75
YEARS
FRESNO HOUSING

Presentation Overview

- PHA Plan – Purpose
- PHA Plan – Components
- 2015 Amendments
- 2016 Updates



PHA Plan - Purpose

- A public document that states the discretionary policies that govern a PHA.
- Available to all stakeholders to inform of the policies, rules and requirements regarding FH operations, programs and services
- Also covers any activities that the PHA may pursue in the future which may require application to and/or approval by HUD



CELEBRATING
75
YEARS
FRESNO HOUSING



PHA Plan - Purpose

- MUST contain 18 items that include:
 - The PHA's mission for serving the needs of low-income families
 - The PHA's goals and objectives with regard to serving these families
 - Admissions Policies
 - Statement of financial resources
 - Statement of grievance procedures
 - Statement of capital improvements needed
 - Statement of conversion of public housing to tenant-based assistance



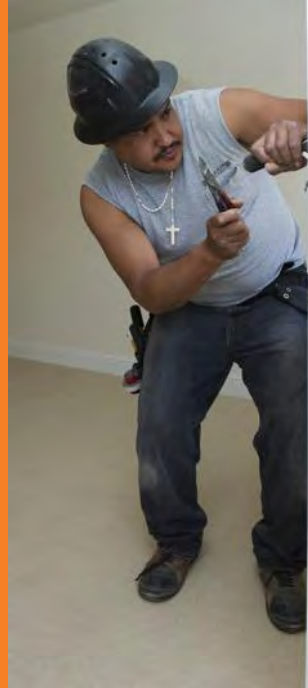
PHA Plan - Components

- 5-Year Plan
 - Submitted every 5 years, establishes goals and mission for the subsequent 5 years (submitted last year by FHA)
- Annual Plan
 - Submitted every year, provides updates on progress in the agency's 5-Year Plan and any significant amendments or modifications



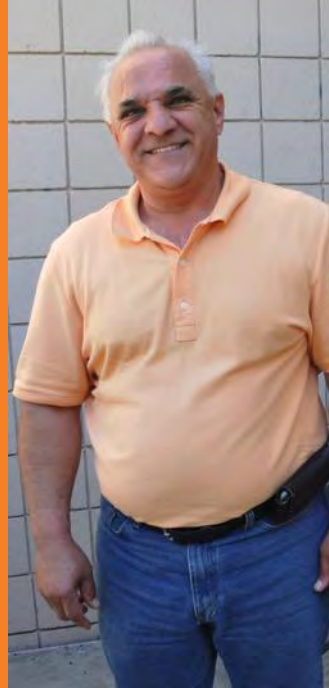
PHA Plan - Components

- Housing Choice Voucher (HCV) Administrative Plan
 - Policies that apply to the HCV program
- Admissions & Continued Occupancy Policy (ACOP)
 - Policies that apply to the Low Income Public Housing program
- Ideally, policies that apply to both programs will be seamless.



PHA Plan - Components

- Resident Advisory Board (RAB)
 - PHAs must establish a Resident Advisory Board.
 - Should adequately reflect and represent individuals who are assisted by the PHA
 - The Board assists and makes recommendations regarding significant amendments and policy changes.

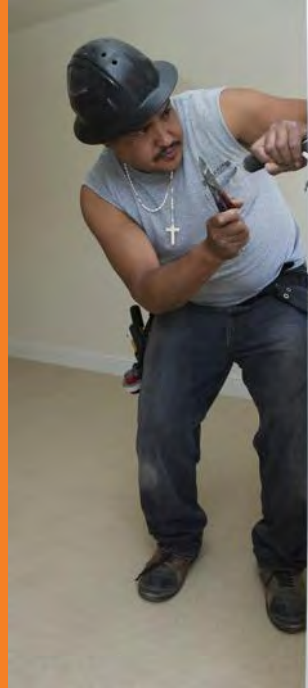


CELEBRATING
75
YEARS
FRESNO HOUSING



PHA Plan - Components

- Certificates of Consistency (City and County Managers)
 - Ensures PHA plan is consistent with Consolidated Plan of the jurisdiction
- Boards of Commissioners
- The general public
 - Consulted via 45-day public comment period



Amendments and Updates

- 2015 Amendments and 2016 Updates
 - RABs have been consulted for input on amendments and updates
 - Public comment period will commence next week and the general public will have the opportunity to comment on all changes
 - Adoption will occur after the September 22nd board meeting



CELEBRATING
45
YEARS
FRESNO HOUSING



2015 Amendments

- Admin Plan
 - Housing Quality Standards (HQS) – Owner Disapproval
- RAD items
 - As required by HUD, The Fresno Housing Authority is amending its Annual and 5 year PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD) at Sunset I & II (Trailside), Firebaugh, Helsem, Biola, Shockley and Magill and will be converting to Project Based Rental Assistance.



2015 Amendments

- RAD items
 - As part of RAD, the Agencies will redefine a “substantial deviation” from the PHA Plan.
 - This will exclude RAD-specific changes to allow more flexibility in the timing of conversion as well as allow RAD changes without a formal amendment process
 - This language was provided by HUD in PIH Notice 2012-32, REV-2 Rental Assistance Demonstration for use by RAD participants.



2016 Updates – Admin Plan

- Temporary Compliance Waivers
 - Household certification of assets less than \$5,000
 - Streamlined annual reexamination for elderly families and disabled families on fixed incomes
 - Establish a payment standard of not more than 120 percent of the FMR as a reasonable accommodation



CELEBRATING
75
YEARS
FRESNO HOUSING



2016 Updates – Admin Plan

- Continued Assistance for Targeted Programs
- Limited Preference
 - 200 vouchers (160 City, 40 County) set aside for limited homeless preference
 - Vouchers allotted for chronically homeless applicants who will bypass our normal HCV wait list
 - Issuance will occur as vouchers become available



2016 Updates – Admin Plan

- Family Unification Program (FUP) and Veteran Affairs Supportive Housing (VASH)
 - 50 vouchers will be made available in the event that funding for these programs is discontinued by HUD
 - The FUP and VASH programs must be fully leased (at least 98%)
 - Participants will bypass our normal wait list and given priority provided that there are vouchers available and none of the aforementioned limited homeless participants are awaiting a voucher



CELEBRATING
75
YEARS
FRESNO HOUSING



2016 Updates – Admin Plan

- Right to Move
- Project-Based Voucher (PBV) Holders
 - PBV families have a right to move with a regular, tenant-based voucher:
 - After they have fulfilled 12 months of a project-based voucher lease
 - If they are in good standing with the owner or FHA and owe no debts
 - After they have given advance notice of intent to vacate
 - When Vouchers are available and no participants from the aforementioned targeted programs are awaiting a voucher



2016 Updates – Admin Plan

- Right to Move
- Project-Based Rental Assistance (PBRA) Participants
 - PBV families have a right to move with a regular, tenant-based voucher:
 - After they have fulfilled 24 months of project-based rental assistance
 - If they are in good standing with the owner or FHA and owe no debts
 - After they have given advance notice of intent to vacate
 - When Vouchers are available and no participants from the aforementioned targeted programs are awaiting a voucher



2016 Updates – ACOP

Eligibility, Selection and Admissions Policies

Temporary Compliance Provisions (Waiver Requested)

- FHA has submitted a waiver to continue with the provisions allowed under PIH Notice 2013-3 and extended under PIH Notice 2013-26 which expired on March 31, 2015. The provisions adopted are as follows:
 - Household self-certification of assets of less than \$5,000
 - Streamlined annual reexamination for elderly families and disabled families on fixed incomes



2016 Updates – ACOP Plan

Mandated Income Exclusions

- Update the list of Additional Exclusions to Annual Income as published in the Federal Register on May 20, 2014.

Pet Policies

- **Service Animals**

Update policies regarding service animals, assistance animals, and pets to incorporate the guidance included in Notice FHEO 2013-1.



Questions?



CELEBRATING
75
YEARS
FRESNO HOUSING



BOARD MEMO

1331 Fulton Mall
Fresno, California 93721

O (559) 443-8400
F (559) 445-8981
TTY (800) 735-2929

www.fresnohousing.org

TO: Board of Commissioners
Fresno Housing Authority

FROM: Preston Prince *P.P.*
CEO/Executive Director

AUTHOR Emily De La Guerra
Senior Manager

RE: Consideration of the Contract with Yardi Systems, Inc. for
Enterprise Management Software Licensing and
Implementation Services

DATE: 07/28/2015

BOARD MEETING: 07/28/2015

AGENDA ITEM:

Executive Summary

The purpose of this memo is to update the Boards of Commissioners on the status of the Agency's Enterprise Management System (EMS) Request for Proposals (RFP), and to request the Board's approval of the contract negotiated between the Fresno Housing Authority and Yardi Systems, Inc.

At the Boards of Commissioners meeting on May 26, 2015, Yardi Systems Inc. was approved by the Boards as the awardee of the Enterprise Management System RFP. Since then, staff has been working closely with Yardi to draft a mutually agreed-upon contract. At this time, the Agency staff, Yardi and our legal counsel from Baker, Manock & Jensen and Ballard Spahr are comfortable with the language and prices included in the contract.

Fiscal Impact

The Agency would like to enter into a contract with Yardi Systems, Inc. for software licensing fees for an annual amount not to exceed \$297,472 per year plus any Consumer Price Index (CPI) increases, which have historically been between 1.5%-2.1% per year for the past three years. The term of this agreement will last one (1) year, with the option to renew for four (4) successive, one (1) year terms. The contract term will not exceed a five (5) year period, per HUD procurement requirements.

The proposed contract also includes professional implementation and one-time only start-up fees of \$457,411.56. This amount includes data conversion services, project management support, staff training, system design, business process reviews, custom solutions for document management and reporting, and more. This amount will be billed monthly as it is incurred and will span the 52 week implementation period.

In total, the Boards have approved \$500,000 to be spent from the 2015 operating budget on software and implementation costs. Staff has also earmarked \$359,068 in 2015 public housing capital funds to cover the costs associated with the conversion of the public housing properties. Additionally, as staff works to prepare for next year's budgets, we will

incorporate any remaining expenditures into the 2016 operating and capital budgets.

Recommendation

It is recommended that the Boards of Commissioners approve the contract with Yardi Systems, Inc. This approval will allow staff to proceed with the software purchase and implementation process.

Background

Approximately three years ago, it became clear that the Agency's existing information systems had become inadequate for the expanding needs of the Agency. Four independent information systems were (and are) concurrently in use. Two of the systems are specifically for Housing Management and Assisted Housing, one is for Human Resources and Payroll, and the fourth is for Accounting & Finance. Each of these systems requires specialized in-house knowledge for their operation as well as individual contracts for product use, support and maintenance. These systems fail to share information among themselves, and they do not interface with the accounting software. In addition to these inherent deficiencies, these systems are unable to provide sufficient and timely data and management reports. They also fail to provide the flexibility necessary to meet constantly changing demands for information.

Technological advancements in software productivity and flexibility made it necessary to consider whether or not a conversion to a fully integrated enterprise management system would produce economies, efficiencies and additional informational resources sufficient to justify the cost of such a major revamping of electronic systems. After consultation with information technology (IT) professionals, other housing agencies and software vendors, it was determined that management would be remiss NOT to move ahead with a search for the EMS system that would best meet the needs of our Agency through best-practice technologies. The Boards of Commissioners have supported this endeavor since the beginning of the project and have approved funding in the amount of approximately \$800 thousand dollars in 2015.

The RFP for the Enterprise Management System was made public in June of 2014. An evaluation committee with relevant experience was selected to evaluate each proposal. The committee did an initial round of scored evaluations based solely on the proposals received, then the top two rated companies were interviewed by a broad panel of applicable users. Each proposer was then given the opportunity to amend their proposal and/or pricing, and a second round of evaluations then took place. After the second round of evaluations, the top two firms were invited to provide in-depth product demonstrations at the Agency's central office. Proceeding the full product demonstrations, a select panel of evaluators and their staff traveled to perform site visits of proposers' head quarters, and also visited other Housing Authorities who use each software product. Two third-party firms: Shift3, a local independent IT company, and Innovative Housing Solutions, a financial/IT consulting firm, both reviewed the RFP methodology to confirm the appropriate measures had been taken. After that point, a full cost analysis was completed to ensure prices were comparable across each proposer. Only after prices were confirmed did the evaluation committee make their final recommendation of Yardi Systems, Inc.

On May 26, 2015, the Boards of Commissioners approved Yardi Systems, Inc. as the tentative awardee of the RFP, subject to successful contract negotiations. Once the contract for software licensing and professional services is approved, staff will immediately begin working on the implementation of the new system.

RESOLUTION NO. _____
BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION APPROVING THE CONTRACT WITH YARDI SYSTEMS INC. FOR
SOFTWARE LICENSING AND IMPLEMENTATION SERVICES**

WHEREAS, the Housing Authority of the City of Fresno recently solicited proposals from qualified firms to provide an Enterprise Management System; and

WHEREAS, Yardi Systems, Inc. was a responsive and responsible firm who provided qualifications and prices that are the most advantageous to the Housing Authority of the City of Fresno; and

WHEREAS, the Housing Authority of the City of Fresno desires to enter into a contract with Yardi Systems, Inc. for the services requested in the Request for Proposal; and

WHEREAS, the negotiated contract includes a not-to-exceed amount of \$297,472 plus any Consumer Price Index (CPI) increases in the given year for software licensing fees;

WHEREAS, the negotiated contract includes a not-to-exceed amount of \$457,411.56 for one-time start up fees and professional services fees;

WHEREAS, the term of the negotiated contract will be for one year with an option to renew for up to four successive, one year terms, not to exceed a five year total contract term;

NOW THEREFORE, BE IT RESOLVED that Preston Prince, as CEO/Executive Director of the Housing Authority of the City of Fresno; Tracewell Hanrahan, Deputy Executive Director, or their designee, is hereby empowered and authorized to execute on behalf of the

Housing Authority of the City of Fresno the aforementioned contract and supporting documents with Yardi Systems, Inc. for an Enterprise Management System.

PASSED AND ADOPTED THIS 28th day of July, 2015. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners

RESOLUTION NO. _____
BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF FRESNO COUNTY

**RESOLUTION APPROVING THE CONTRACT WITH YARDI SYSTEMS INC. FOR
SOFTWARE LICENSING AND IMPLEMENTATION SERVICES**

WHEREAS, the Housing Authority of Fresno County recently solicited proposals from qualified firms to provide an Enterprise Management System; and

WHEREAS, Yardi Systems, Inc. was a responsive and responsible firm who provided qualifications and prices that are the most advantageous to the Housing Authority of Fresno County; and

WHEREAS, the Housing Authority of Fresno County desires to enter into a contract with Yardi Systems, Inc. for the services requested in the Request for Proposal; and

WHEREAS, the negotiated contract includes a not-to-exceed amount of \$297,472 plus any Consumer Price Index (CPI) increases in the given year for software licensing fees; and

WHEREAS, the negotiated contract includes a not-to-exceed amount of \$457,411.56 for one-time start up fees and professional services fees; and

WHEREAS, the term of the negotiated contract will be for one year with an option to renew for up to four successive, one year terms, not to exceed a five year total contract term;

NOW THEREFORE, BE IT RESOLVED that Preston Prince, as CEO/Executive Director of the Housing Authority of Fresno County; Tracewell Hanrahan, Deputy Executive Director, or their designee, is hereby empowered and authorized to execute on behalf of the Housing

Authority of Fresno County the aforementioned contract and supporting documents with Yardi Systems, Inc. for an Enterprise Management System.

PASSED AND ADOPTED THIS 28th day of July, 2015. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Preston Prince, Secretary of the Boards of Commissioners



Enterprise Management System

*Boards of Commissioners Meeting
Fresno Housing Authority
July 28, 2015*

What is EMS?

- Enterprise Management System (EMS) is a computer software system designed to satisfy the needs of an entire business organization.
- Currently, the Agency is using four separate software systems to meet the needs of Housing Management, Assisted Housing, Accounting, and Human Resources, none of which communicate with each other.
- EMS would eliminate the need for three of these systems thus increasing efficiency, business intelligence, and data management within the Agency.
- EMS would also provide a software solution to Construction Management, Development, and Procurement, which currently do not use a specific program.

*Slide originally presented on 5/26/15

Historical Timeline

- Mid-2012: Recognized the need for a new system.
- October 2012: Initial product demonstrations were given and RFP was drafted.
- December 2012: Conversion was put on hold.
- June 2014: Recommitment to EMS conversion and RFP was released.
- July 2014: The RFP closed with three respondents.
- August 2014: An initial round of evaluations commenced.
- October 2014: Panel interviews were conducted and a second round of evaluations were completed.
- November 2014: Two proposers were selected to continue in the process and full product demonstration were given.

*Slide originally presented on 5/26/15

Historical Timeline

- Feb- March 2015: Evaluators conducted phone interviews and visited firm's headquarters and PHA user sites.
- April 2015: Third-party review of RFP process.
- May 2015: Final round of evaluations. A tentative "Notice of Successful Proposer" was sent to RFP respondents.
- June 2015: Contract negotiations begin with selected firm.
- July 2015: Board is asked to approve contract.

*Slide originally presented on 5/26/15

Final Evaluations

Proposer	Total Score
EmPHAsys Software Solutions	61.0
TenMast Software	79.4
Yardi Systems, Inc.	87.4

- Overall, Yardi Systems, Inc. received the highest score of 87.4.
- Scores were based on price, quality of the work plan, demonstrated experience, technical capabilities, responsiveness, and an understanding of our requirements.
- This score represents the best overall value, taking into consideration the needs and wants of the Agency.

*Slide originally presented on 5/26/15

Proposed Costs

	Year 1	Year 2	Year 3	Year 4	Year 5	Total	5-Year Change
Current Systems	224,000	224,000	224,000	224,000	224,000	1,120,000	-
Yardi Systems, Inc.	284,572	284,572	284,572	284,572	284,572	1,422,860	302,860
TenMast Software	614,000	150,350	157,350	164,350	171,350	1,257,400	137,400
EmPHAsys Software	326,760	326,760	326,760	326,760	326,760	1,633,799	513,799

- Cost analysis only shows annual licensing and user fees, which can be negotiated. These prices do not include implementation costs.
- Even though the Yardi proposal was \$165 thousand more than TenMast's over a five year period, the Evaluation Team felt the additional products and technology offered by Yardi made it a substantial value to the Agency.

*Slide originally presented on 5/26/15

Final Negotiated Contract Costs

EMS Expenditures	2015	2016	Total
Yardi Software Licensing	297,472	303,421	600,893
Yardi One-Time Set-Up Fees	71,400	-	71,400
Yardi Professional Fees	122,671	245,341	368,012
Total Annual Yardi Cost	491,543	548,762	1,040,305
<i>Est. Agency Implementation Costs</i>	<i>87,500</i>	<i>262,500</i>	<i>350,000</i>
Total Software & Implementation Costs	579,043	811,262	1,390,305

**estimated 2% CPI increase*

- Over the next two years, staff expects that approx. \$1.04 million will be spent with Yardi on licensing fees and implementation costs.
- Additionally, staff is in the process of evaluating proposal's for a EMS implementation consultant, which will cost approx. \$350 thousand.
- In all, the Agency expects to invest almost \$1.4 million dollars in the system conversion over the next two years, which will reap major benefits for the future of our organization.

Budget Authority – 2015 & 2016

Total Software & Implementation Costs	579,043	811,262	1,390,305
--	----------------	----------------	------------------

Budget Authority	2015	2016	Total
Annual Operating Budget	500,000	146,845	646,845
Annual Capital Budget	359,068	104,367	463,435
Budget Carryover	-	280,025	280,025
Total Budget Authority	859,068	531,237	1,390,305

<i>Excess Budget Authority</i>	280,025	(280,025)	-
--------------------------------	---------	-----------	---

- Boards have approved \$859 thousand to be spent on the EMS conversion in 2015.
- \$280 thousand of excess 2015 budget authority will be carried over and spent in 2016.
- Staff will be requesting an additional \$251 thousand to be spent in 2016.

Recommendation

- Staff is requesting that the Boards of Commissioners approve the contract with Yardi Systems, Inc. for the software licensing and implementation services relating to the EMS conversion.

Questions or Comments?