



Boards of Commissioners Meeting

September 26, 2017

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 - September 26, 2017

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)

The Boards of Commissioners may add an item to this agenda if, upon a two-thirds vote, the Boards of Commissioners find that there is a need for immediate action on the matter and the need came to the attention to the Authority after the posting of this agenda.

3. Public Comment

This is an opportunity for the members of the public to address the Boards of Commissioners on any matter within the subject matter jurisdiction of the Boards of Commissioners that is not listed on the Agenda. At the start of your presentation, please state your name, address and/or the topic you wish to speak on that is not on the agenda. Presentations are limited to a total of three (3) minutes per speaker.

4. Potential Conflicts of Interest – Any Commissioner who has a potential conflict of interest may now identify the item and recuse themselves from discussing and voting on the matter. (Gov. Code section 87105)

5. Commissioners' Report**6. Consent Agenda**

All Consent Agenda items are considered to be routine action items and will be enacted in one motion unless pulled by any member of the Boards of Commissions or the public. There will be no separate discussion of these items unless requested, in which event the item will be removed the Consent Agenda and considered following approval of the Consent Agenda.

- a. Consideration of the Minutes of August 22, 2017 4

7. Public Hearing

2018 Public Housing Agency Annual/Five Year Plans

8. Informational

- a. Resident Services – Back to School Partnership 12
 b. 2017 Monthly Budget Update Overview 13
 c. Real Estate Development Update 14
 d. Sierra Pointe Update 15

9. Action

- a. County: Consideration to Receive and File the 2016 Annual Audited Basic Financial Statements 17
 b. City: Consideration to Receive and File the 2016 Annual Audited Basic Financial Statements 22
 c. Consideration to Approve the Submission of the 2018 Agency Annual/Five Year Plans, Administrative Plans, and Admission & Continued Occupancy Policy 27
 d. Consideration to Authorize Loan Repayment – Canyon Springs Apartments 101
 e. Consideration of Out of State Travel – CEO/Commissioners 107

10. Executive Director's Report 108**11. Closed Session**

CONFERENCE WITH LABOR NEGOTIATORS (§54957.6)
 Agency designated representatives: Preston Prince, Tracewell Hanrahan, Tammy Townsend, Emily De La Guerra, Scott Fetterhoff, Summer Nunes

PUBLIC EMPLOYMENT

Pursuant to Government Code §54597

12. Adjournment

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

Tuesday, August 22, 2017

5:00 P.M.

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular session on Tuesday, August 22, 2017 at the offices of HACCF, located at 1331 Fulton Street, Fresno, California.

The Board Workshop, facilitated by Commissioner Jones commenced at approximately 4:42 p.m. Ms. Jones facilitated a workshop on Retreat Planning. The workshop adjourned at approximately 5:05 p.m.

1. The regular meeting was called to order at 5:06 p.m. by Board Chair, Commissioner Jones of the Board of Commissioners of the Housing Authority of the City of Fresno. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT: Adrian Jones, Chair
 Rueben Scott, Vice Chair
 Steven Bedrosian
 Caine Christensen
 Virna Santos

ABSENT: Karl Johnson
 Stacy Vaillancourt

The meeting was called to order at 5:06 p.m. by Board Vice Chair, Commissioner Sablan of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT: Stacy Sablan, Vice Chair
 Venilde Miller
 Joey Fuentes
 Mary G. Castro
 Nikki Newsome
 Cary Catalano

ABSENT: Jim Petty, Chair

Also, in attendance were the following Preston Prince, CEO/Executive Director and Ken Price, Baker Manock and Jensen - General Counsel.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

Fresno Housing Authority staff added item 11 d (1) to the agenda the Southwest Fresno Solar Project topic. The item requested for the Boards of Commissioners' approval: Submit a Conceptual Transformative Climate Communities (TCC) Proposal for the Southwest Fresno Solar Project, and it be labeled Action item d (1).

CITY MOTION: Commissioner Santos moved, seconded by Commissioner Christensen to approve the agenda as amended.

MOTION PASSED: 5-0

COUNTY MOTION: Commissioner Fuentes moved, seconded by Commissioner Miller to approve the agenda as amended.

MOTION PASSED: 6-0.

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS

There were no public comments.

4. CLOSED SESSION

The Board went into closed session at approximately 5:06 p.m.

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Government Code section 54956.9(d)(2)

The Board returned to open session at approximately 5:33 p.m.

5. REPORT ON CLOSED SESSION ITEM(S)

There was no action to report at this time.

6. PUBLIC COMMENTS

There were no public comments.

7. POTENTIAL CONFLICTS OF INTEREST

There were no conflicts of interest stated.

8. COMMISSIONERS' REPORT

Commissioner Bedrosian arrived at the meeting at 5:33pm.

There were no Commissioners' reports.

9. CONSENT AGENDA

All Consent Agenda items are considered to be routine action items and will be enacted in one motion unless pulled by any member of the Boards of Commissions or the public. There will be no separate discussion of these items unless requested, in which event the item will be removed from the Consent Agenda and considered following approval of the Consent Agenda.

- a. Consideration of the minutes of July 25, 2017
- b. Consideration of Claim for Money or Damages by Janelle Erickson made under California Tort Claims Act (Gov. Code §810 et seq.)

CITY MOTION: Commissioner Bedrosian moved, seconded by Commissioner Scott to approve the consent agenda.

MOTION PASSED: 5-0

COUNTY MOTION: Commissioner Catalano moved, seconded by Commissioner Miller to approve the consent agenda.

MOTION PASSED: 6-0

10. INFORMATIONAL

- a. Resident Services Presentation – Fresno Housing “Get Connected Fresno” Tech Camp 2017

Ms. Malika Anderson, Digital Inclusion Coordinator, provided a brief presentation about the Fresno Housing Summer Tech Camp 2017.

- b. 2018 Public Housing Agency Annual Plans Update

Ms. Angie Nguyen presented on this topic.

Eric Payne a resident of West Fresno provided public comments on this item. He thanked the Boards of Commissioners for allowing the residents to respond to the outline of the

Fresno Housing Authority Annual Plan Process. Mr. Payne reaffirmed his recommendations centered around the identification of children, to include children of the opposite gender identification rather than acknowledging only one assigned adverb sex designation, which he reinstated that this is for the Boards of Commissioners' consideration and in collaboration with their staff. Mr. Payne stated that it is vital to take into consideration a resident's point of view. Mr. Payne's focus was also on the ROSS action plan. He questioned on how to begin the outlining of the plans outcome, and how do we begin to include external Stakeholders. In addition, he thanked the Fresno Housing Authority staff for facilitating the public comments.

c. HUD Audit Update

Ms. Tracewell Hanrahan presented on this topic.

d. 2016 Mixed Finance Results

Ms. Emily De La Guerra presented on this topic.

e. 2018 Agency Budget Development Process and Federal Budget Update

Ms. Tammy Townsend presented on this topic.

f. Real Estate Development Update

Mr. Michael Duarte presented the Real Estate Development Update.

11. ACTION

a. Consideration of Submission of Funding Application – Transformative Climate Communities – Chinatown

CITY MOTION: Commissioner Scott moved, seconded by Commissioner Bedrosian to approve the Submission of Funding Application – Transformative Climate Communities – Chinatown.

MOTION PASSED: 5-0

COUNTY MOTION: Commissioner Catalano moved, seconded by Commissioner Fuentes to approve the submission of Funding Application – Transformative Climate Communities – Chinatown.

MOTION PASSED: 6-0

b. Consideration of Submission of Funding Application – Transformative Climate Communities – North Fulton.

Mr. Michael Duarte presented on this item.

CITY MOTION: *Commissioner Bedrosian moved, seconded by Commissioner Christensen to approve the submission of Funding Application – Transformative Climate Communities – North Fulton.*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Miller to approve the Submission of Funding Application – Transformative Climate Communities – North Fulton.*

MOTION PASSED: 6-0

- c. Consideration of Submission of Funding Application – Transformative Climate Communities – Car Sharing Program

Mr. Michael Duarte presented on this item.

CITY MOTION: *Commissioner Scott moved, seconded by Commissioner Bedrosian to approve the Submission of Funding Application – Transformative Climate Communities – Car Sharing Program.*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Miller to approve the Submission of Funding Application – Transformative Climate Communities – Car Sharing Program.*

MOTION PASSED: 6-0

- d. 1. Consideration to Submit a Conceptual Transformative Climate Communities (TCC) Proposal for the Southwest Fresno Solar Project.

Mr. Michael Duarte presented on this item.

CITY MOTION: *Commissioner Christensen moved, seconded by Commissioner Bedrosian to approve the consideration to Submit a Conceptual Transformative Climate Communities (TCC) Proposal for the Southwest Fresno Solar Project.*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Newsome to approve the consideration to Submit a Conceptual Transformative Climate Communities (TCC) Proposal for the Southwest Fresno Solar Project.*

MOTION PASSED: 6-0

d.2. Consideration of Purchase and Sale Agreement – Chinatown Development

Mr. Michael Duarte presented on this item.

The Resolution was amended with Commissioner Catalano’s recommendation to add, “WHEREAS, Authority staff will return to the Boards of Commissioners to finalize acquisition upon completion of their due diligence.”

CITY MOTION: *Commissioner Scott moved, seconded by Commissioner Christensen to approve the amended resolution for the Purchase and Sale Agreement – Chinatown Development.*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Miller moved, seconded by Commissioner Fuentes to approve the amended resolution for the Purchase and Sale Agreement – Chinatown Development.*

MOTION PASSED: 6-0

Eric Payne, a resident of West Fresno, provided public comments on the item related to the TCC. He stated that he loves the idea, that they are all amazing, and they are all great. He is fully supportive of the ideas presented. Mr. Payne stated, at his meeting with the California Water Resources Board, the Board has leveraged dollars that they would like to utilize for the car share program. In addition, he added the California Water Resources Board staff wants to schedule a call with FHA staff. He said it is a great value for the work that is being done in West Fresno, to help leverage internal agency dollars. He said this community is moving at a rapid pace to be responsive to strategic council at the state level, FHA has been very responsive to accommodate the needs of the idea that is being presented. He thanked the Boards of Commissioners for their support on this item, he is looking forward to finding out the outcome of this item.

e. Consideration of Submission of Funding Application – Continuum of Care Program

Ms. Angie Nguyen and Ms. Doreen Eley presented on this topic.

CITY MOTION: *Commissioner Scott moved, seconded by Commissioner Christensen to approve the submission of Funding Application – Continuum of Care Program.*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Newsome to approve the submission of Funding Application – Continuum of Care Program.*

MOTION PASSED: 6-0

- f. Consideration of Contract Renewal – Emergency Housing (El Puente)

Mr. Michael Duarte presented on this item.

CITY MOTION: *Commissioner Bedrosian moved, seconded by Commissioner Scott to approve the contract renewal – Emergency Housing (El Puente).*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Newsome to approve the contract renewal – Emergency Housing (El Puente).*

MOTION PASSED: 6-0

- g. Consideration of Out of State Travel – CEO and Commissioners

CITY MOTION: *Commissioner Christensen moved, seconded by Commissioner Bedrosian to approve the action to consider of Out of State Travel – CEO and Commissioners.*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Miller to approve the action to consider of Out of State Travel – CEO and Commissioners.*

MOTION PASSED: 6-0

12. EXECUTIVE DIRECTOR'S REPORT

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

- Mr. Prince invited the Boards of Commissioners to the Grand Opening of Cueva De Oso @ William Shockley Plaza on August 29, 2017 from 4:00-6:00 p.m.

Also, Mr. Prince presented the new hires and promotions:

- Promotion: Clara Zurita, Administrative Assistant for the Executive Office.

13. 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 8:31 p.m.

Preston Prince, Secretary to the Boards of Commissioners

BOARD MEMO


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

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: September 22, 2017

BOARD MEETING: September 26, 2017

AGENDA ITEM: 8a

AUTHOR: Angelina Nguyen

SUBJECT: Resident Services Presentation: Reading & Beyond – Literacy
intervention Programs and Back to School Activities

Executive Summary

Jesus Galvez, K-12 Manager, with Reading and Beyond will present information regarding literacy intervention programs and back to school activities offered to youth in the community at several Fresno Housing properties. Additional information will be provided at the Boards of Commissioners meeting.

Recommendation

No action is necessary. This item is informational only.

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: September 22, 2017

BOARD MEETING: Sept 26, 2017

AGENDA ITEM: 8b

AUTHOR: Emily De La Guerra

SUBJECT: Overview of Updated Monthly Budget Reports

Executive Summary

Staff will be presenting an overview of the new monthly Budget Reports that will be included in the mid-month Board Update packet. Staff will review the format and layout of the new presentation, and respond to any questions or comments the Boards of Commissioners may have on the report.

Recommendation

No action necessary. This item is informational only.

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: September 22, 2017

BOARD MEETING: Sept 26, 2017

AGENDA ITEM: 8c

AUTHOR: Christina Husbands

SUBJECT: Real Estate Development Update

Executive Summary

Staff will present an overview of current pre-development activities.

Recommendation

None at this time. Informational only.

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince



CEO/Executive Director

DATE: September 22, 2017

BOARD MEETING: September 27, 2017

AGENDA ITEM: 8d

AUTHOR: Emily De La Guerra

SUBJECT: Potential Sale of Mortgages Owned by Housing Relinquished Fund Corporation (HRFC)

Executive Summary

The Housing Relinquished Fund Corporation (HRFC) owns forty-nine mortgages at the Sierra Pointe development in southwest Fresno. Sierra Pointe was built by the Fresno Housing Authority with the intention of selling the properties to qualified homebuyers who would need to obtain mortgages from private lending institutions in order to purchase the properties. However, due to the recession and difficult market conditions in 2009, buyers could not qualify for private mortgages. Therefore, the Housing Relinquishment Fund Corporation (HRFC) stepped in to provide the first mortgages based on the homeowner's income levels. Of the 53 original loans, HRFC currently owns 49 mortgages, which have a principle balance of \$3,312,878 and earn an interest rate of 5.5%. Four of the 53 homes have been sold or refinanced with private lenders.

Since 2009, the housing and lending markets have stabilized which presents the opportunity for HRFC to recapture its investment. Staff approached several banks to gauge their interest in acquiring the portfolio of mortgages. In the spring of 2017, recognizing a common interest and shared mission with a local lending partner, Self-Help Federal Credit Union. This organization is a mission-driven credit union, a non-profit loan fund, and a policy advocacy organization who works to expand ownership and economic opportunities. Working with Self-Help Federal Credit Union, the Agency has tentatively negotiated a sale of the mortgages for 100% of value with full-recourse of any losses to Self-Help, and 20% shared collateral account held at the credit union. In turn, HRFC will receive \$3.3 million of cash at the close of the sale, tentatively scheduled for November 1, 2017.

Recommendation

No action is necessary. This item is informational only.

Fiscal Impact

Upon the approval of the Boards of Commissioners, the Housing Relinquished Fund Corporation will receive approximately \$3.3 million in cash. In turn, the

Agency will deposit \$660,000 into an account held at Self-Help Federal Credit Union.

Background Information

In 2004, the U.S. Department of Housing and Urban Development (“HUD”) awarded the Authority a HOPE VI Implementation Grant for the greater revitalization of Fresno's Yosemite Village public housing development site. The Sierra Pointe homeownership development represented the third phase of the Authority's HOPE VI revitalization plan. Under the terms of the HOPE VI Grant Agreement and Addendum, the Authority developed 53 affordable replacement units pursuant to a Section 24 Homeownership Program. Once constructed, the homes were sold between 2009 and 2010 via a direct sales program to eligible families with incomes between 60% and 80% of the area median income (“AMI”) for Fresno County. To keep the units affordable, homebuyers received first mortgage financing from HRFC, and received subordinate mortgages from the Fresno Housing Authority.

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

DATE: September 22, 2017

BOARD MEETING: Sept 26, 2017

AGENDA ITEM: 9a

AUTHOR: Emily De La Guerra

SUBJECT: Consideration to Receive and File the 2016 Annual Audited Basic Financial Statements for the Housing Authority of Fresno County

Executive Summary

Attached are the annual audited Basic Financial Statements of the Housing Authority of Fresno County for the year ended December 31, 2016.

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 2015 to 2016 by category are as follows:

Statement of Net Position

- Current assets decreased by approximately \$750 thousand, most of which is due to the reclassification of certain assets, specifically interest receivable and assets held for sale, from short-term to long-term.
- Restricted assets increased by \$2.5 million due to the receipt of restricted HAP revenue in December 2016 that was earmarked for expenditure in January 2017.
- Other Assets increased by \$5 million, most of which was for loans made to related parties for RAD developments.
- Deferred outflows increased by \$1.4 million due to the GASB 68 reporting requirements for pension liabilities.
- Current liabilities increased by \$4.5 million, most of which is due to receipt of restricted HAP revenue in December 2016 that was earmarked for payment in January 2017.
- Non-current liabilities increased by \$1.8 million mainly due to the new GASB 68 requirements for reporting pension liabilities. This liability represents

the difference between the Agency's total pension liability and the current plan assets calculated at fair value.

Overall the Agency's Net Position increased by 7% or by \$2.7 million.

Statement of Revenues, Expenses and Changes in Net Position

- Total operating revenues decreased by \$2.1 million (4.1%) from 2015 mainly due to decreases in HUD grants. Most of this variance is attributable to HUD's forced use of restricted HAP reserves. HUD regularly requires housing authorities with restricted HAP reserves to utilize their own funds by decreasing the HUD funding for the year
- Total operating expenses decreased by \$3.5 million (6.6%) due to lower costs for housing assistance payments, and administrative expenses. Housing assistance payments for the Housing Choice Voucher program were less in 2016 than in 2015 due to a steady decrease in the per unit costs (PUC) of each voucher, which indicates that the Agency is paying less subsidy for each voucher. If the PUC declines, so does the total expenses for the year. Administrative expenses were also lower in 2016 due to the completion of a major software implementation in 2015. Tenant Services Expenses was less in 2016 than in 2015 due to a reclassification of expenses from Tenant Services to the Housing Assistance Payments line item.

During the course of the audit, Davis Farr identified no material weaknesses, two significant deficiencies around internal controls in financial reporting, and no significant deficiencies in compliance. The two auditors' findings around financial reporting were:

- Timely Reconciliation of Pooled Cash Accounts to the Bank Statements: The auditor determined that at year-end 2016, the Agency had not completed the reconciliations of the Agency's pooled cash accounts. The auditors recommend that the Agency implement procedures to ensure that bank reconciliations for the pooled cash are performed monthly, and completed within thirty days following the end of the preceding month. Additionally, the auditors recommend that any unusual reconciling items identified be as part of the bank reconciliation be promptly investigated and adjusted, as appropriate, with adequate explanations.

The Agency agrees with this finding and the Auditor's recommendation. Due to the complex nature of the Agency's pooled cash accounts and the software conversion that occurred in 2016, the year-end reconciliation process was more complicated than previous years. Since December, the Agency has implemented additional internal control processes which will result in accurate and timely reconciliations of all cash accounts to the general ledger on a monthly basis. As of August 2017, the Agency has completed the pooled cash reconciliation through June 2017.

- Improvements Needed in Closing of the Books at Year End: The auditor concluded that the Agency was not prepared for the audit fieldwork to begin in April 2017, as originally agreed-upon. Furthermore, several adjustments were made to the financial statements after the audit fieldwork had already begun. The auditors recommend that efforts be made by the Agency to adhere to audit timelines that were originally agreed upon, and that the Agency may want to

consider having a more structured process of its year-end close to ensure areas are addressed timely.

The Agency agrees with this finding and the Auditor's recommendation. Due to the system conversion of accounting software in 2016, there were several additional processes and reconciliations that were needed to finalize the year-end financial statements. While this system change will not happen again in 2017, the Agency is taking this opportunity to review its year-end closing procedures and timeline to ensure that the books are closed and ready to be audited by the agreed-upon timeline. The Agency is also enhancing internal procedures to ensure that major adjustments are completed before the audit begins.

Marc Davis and Dean Votava, with Davis Farr, will be in attendance to present a summary of the audit and answer any questions the Boards of Commissioners 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, 2016.

Fiscal Impact

There is no fiscal impact.

Background Information

The audit was conducted by Davis Farr 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 Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, 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, 2016**

WHEREAS, The Housing Authority of Fresno County retained Davis Farr to conduct the annual audit of the financial statements for the period ending December 31, 2016 and

WHEREAS, Davis Farr 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, 2016.

PASSED AND ADOPTED THIS 26th day of SEPTEMBER 2017. 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

For the Audited Financial Statements ending December 31, 2016 for the Housing Authority of Fresno County, please visit the website at www.fresnohousing.org.

BOARD MEMO


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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: September 22, 2016

BOARD MEETING: Sept 26, 2017

AGENDA ITEM: 9b

AUTHOR: Emily De La Guerra

SUBJECT: Consideration to Receive and File the 2016 Annual Audited Basic Financial Statements for the Housing Authority of the City of Fresno

Executive Summary

Attached are the annual audited Basic Financial Statements of the Housing Authority of the City of Fresno for the year ending December 31, 2016.

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 2015 to 2016 by category are as follows:

Statement of Net Position

- Current assets decreased by approximately \$1.2 million, most of which is due to the reclassification of certain assets, specifically interest receivable, from short-term to long-term.
- Restricted assets increased by \$2.0 million due to the receipt of restricted HAP revenue in December 2016 that was earmarked for expenditure in January 2017.
- Capital assets decreased by \$2.4 million due the completion of work-in-progress on certain development projects.
- Other Assets increased by \$2.9 million, of which, \$1.6 million is due to the reclassification of interest receivable from short-term and long-term. Other increases are in the Investment in Joint Venture and Assets Held for Sale.
- Deferred outflows increased by \$1.4 million to the GASB 68 reporting requirements for pension liabilities.

- Current liabilities increased by \$2.2 million due to receipt of restricted HAP revenue in December 2016 that was earmarked for payment in January 2017.
- Non-current liabilities increased by \$674 thousand mainly due to the new GASB 68 requirements. This liability represents the difference between the Agency's total pension liability and the current plan assets calculated at fair value.

Overall the Agency's Net Position increased by 0.27% or by \$191 thousand.

Statement of Revenues, Expenses and Changes in Net Position

- Total operating revenues decreased by \$2.8 million (4.8%) from 2015 mainly due to decreases in HUD grants. Most of this variance is attributable to HUD's forced use of restricted HAP reserves. HUD regularly requires housing authorities with restricted HAP reserves to utilize their own funds by decreasing the HUD funding for the year.
- Total operating expenses decreased by \$2.8 million (4.5%) due to lower costs for housing assistance payments, and administrative expenses. Housing assistance payments for the Housing Choice Voucher program were less in 2016 than in 2015 due to a steady decrease in the per unit costs (PUC) of each voucher, which indicates that the Agency is paying less subsidy for each voucher. If the PUC declines, so does the total expenses for the year. Administrative expenses were also lower in 2016 due to the completion of a major software implementation in 2015. This project was a significant expense to the Agency in 2015 that was not incurred again in 2016.

During the course of the audit, Davis Farr identified no material weaknesses, and two significant deficiencies around internal controls. The two auditors' findings required to be reported were:

- Timely Reconciliation of Pooled Cash Accounts to the Bank Statements: The auditor determined that at year-end 2016, the Agency had not completed the reconciliations of the Agency's pooled cash accounts. The auditors recommend that the Agency implement procedures to ensure that bank reconciliations for the pooled cash are performed monthly, and completed within thirty days following the end of the preceding month. Additionally, the auditors recommend that any unusual reconciling items identified be as part of the bank reconciliation be promptly investigated and adjusted, as appropriate, with adequate explanations.

The Agency agrees with this finding and the Auditor's recommendation. Due to the complex nature of the Agency's pooled cash accounts and the software conversion that occurred in 2016, the year-end reconciliation process was more complicated than previous years. Since December, the Agency has implemented additional internal control processes, which will result in accurate and timely reconciliations of all cash accounts to the general ledger on a monthly basis. As of August 2017, the Agency has completed the pooled cash reconciliation through June 2017.

- Improvements Needed in Closing of the Books at Year End: The auditor determined that the Agency was not prepared for the audit fieldwork to begin in April 2017, as originally agreed-upon. Furthermore, several adjustments were made to the financial statements after the audit field work had already begun. The auditors recommend that efforts be made by the Agency to

adhere to audit timelines agreed to by the Agency, and that the Agency may want to consider having a more structured process of its year-end close to ensure areas are addressed timely.

The Agency agrees with this finding and the Auditor's recommendation. Due to the system conversion of accounting software in 2016, there were several additional processes and reconciliations that were needed to finalize the year-end financial statements. While this system change will not happen again in 2017, the Agency is taking this opportunity to review its year-end closing procedures and timeline to ensure that the books are closed and ready to be audited by the agreed-upon timeline. The Agency is also enhancing internal procedures to ensure that major adjustments are completed before the audit begins. The Agency's Controller is responsible for ensuring the fulfillment of this internal control plan.

Marc Davis and Dean Votava, with Davis Farr, will be in attendance to present a summary of the audit and answer any questions the Boards of Commissioners 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, 2016.

Fiscal Impact

There is no fiscal impact.

Background Information

The audit was conducted by Davis Farr 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 Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, 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, 2016**

WHEREAS, The Housing Authority of the City of Fresno retained Davis Farr to conduct the annual audit of the financial statements for the period ending December 31, 2016 and

WHEREAS, Davis Farr 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, 2016.

PASSED AND ADOPTED THIS 26th day of SEPTEMBER 2017. 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

For the Audited Financial Statements ending December 31, 2016 for the Housing Authority of the City of Fresno, please visit the website at www.fresnohousing.org.

BOARD MEMO

O (559) 443-8400

F (559) 445-8981

1331 Fulton Mall

Fresno, California 93721

TTY (800) 735-2929

www.fresnohousing.org

TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 

CEO/Executive Director

DATE: September 22, 2017

BOARD MEETING: September 26, 2017

AGENDA ITEM: 9c

AUTHOR: Adam Smith

Analyst- Quality Assurance

SUBJECT: 2018 Public Housing Agency (PHA) Annual Plans

Executive Summary

PHA's are governed by three prevailing policy and administration documents. The **Annual Plan** is submitted every year outlining progress on activities for the PHA. This is also an opportunity for the PHA to amend and/or include significant changes to the Agency's Five Year Plan (2015-2019) forecasted activities affecting the overall mission and goals, financial and asset management, current and proposed developments, etc.

The **Administrative Plan (Admin Plan)** encompasses and clarifies the policies applicable to the administration of the Housing Choice Voucher Program (HCV). Finally, the **Admissions & Continued Occupancy Policy (ACOP)**, encompasses the policies and some procedures applicable to the Low Income Public Housing Program (LIPH). Annual updates to the Admin Plan and ACOP present an opportunity to streamline processes for efficiency, consistency, and flexibility. 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 has prepared updates to the 2018 Plans for the City and County noted above.

Certain policy changes are being proposed across both HCV and LIPH program as a result of rules established by HUD and some are recommendations being made by staff.

A separate draft PHA Annual Plan is provided for each housing authority. Attached are the following documents:

Attachment A: PHA Agency Plan for the City

Attachment B: PHA Agency Plan for the County

Attachment C: Summary of 2018 Proposed Changes for Annual Plan

Attachment D: Summary of 2018 Proposed Changes for Admin Plan

Attachment E: Summary of 2018 Proposed Changes for ACOP Plan

Attachment F: Resident Advisory Board Minutes

Attachment G: Public Comments

The 45-day public comment period for the PHA Plan, began on August 6, 2017, and was announced in the Fresno Bee and posted on our website. The notice instructed the public on how to access, review, and comment on the proposed Plan. The 45-day comment period ended on September 20, 2017. Staff met with LIPH and HCV Resident Advisory Boards in May, June, August, and September to discuss proposed policy changes and receive their feedback. Those comments are attached to this report. Any further comments received from the public and the Resident Advisory Boards are 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 26, 2017. At that time the Commissioners will be asked to adopt the 2018 PHA Annual Plans for submission to HUD by October 17, 2017.

Recommendation

Approval of PHA Plans.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION AUTHORIZING SUBMISSION OF THE 2018 ADMISSION AND
CONTINUED OCCUPANCY POLICY (ACOP) TO THE U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

WHEREAS, the Housing Authority of the City of Fresno (PHA) is mandated to comply with federal laws, regulations, and notices; and,

WHEREAS, the PHA must establish policies and procedures to both clarify federal requirements and to ensure consistency in program operation; and,

WHEREAS, the ACOP informs HUD, residents and the public of the PHA's mission for serving the needs of low-income and very low-income families and the strategies for determining eligibility for admission and continued occupancy in public and affordable housing programs; and,

WHEREAS, HUD requires each PHA to submit an ACOP for all low-income public housing programs;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby adopt the 2018 Admission and Continued Occupancy Policy and authorize the CEO/Executive Director, and/or designee, to submit the ACOP to HUD by the deadline of October 17, 2017.

PASSED AND ADOPTED THIS 26th DAY OF SEPTEMBER, 2017. 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 THE CITY OF FRESNO

**RESOLUTION AUTHORIZING SUBMISSION OF THE 2018 ADMINISTRATIVE PLAN
TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the Housing Authority of the City of Fresno (PHA) is mandated to comply with federal laws, regulations, and notices; and,

WHEREAS, the PHA must establish policies and procedures to both clarify federal requirements and to ensure consistency in program operation; and,

WHEREAS, the Administrative Plan informs HUD, residents and the public of the PHA's mission for serving the needs of low-income and very low-income families and the strategies for the administration of the Housing Choice Voucher program (HCV); and,

WHEREAS, HUD requires each PHA to submit an Administrative Plan that clearly outlines the policies that govern the PHA's administration of rental assistance programs;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby adopt the 2018 Administrative Plan and authorize the CEO/Executive Director, and/or designee, to submit the Administrative Plan to HUD by the deadline of October 17, 2017.

PASSED AND ADOPTED THIS 26th DAY OF SEPTEMBER, 2017. 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 THE CITY OF FRESNO

RESOLUTION AUTHORIZING SUBMISSION OF THE 2018 PUBLIC HOUSING AGENCY
ANNUAL PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT

WHEREAS, the Quality Housing and Work Responsibility Act of 1998, established the U.S. Department of Housing and Urban Development's (HUD) responsibility for reviewing and approving or disapproving Public Housing Agency (PHA) Annual Plan; and,

WHEREAS, the PHA Annual Plan informs HUD, residents and the public of the PHA's mission for serving the needs of low-income and very low-income families and the strategies for addressing those needs; and,

WHEREAS, HUD requires each PHA to submit an Annual Plan for tenant-based assistance and public housing programs, and once every five years a Five-Year Plan ;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby adopt the 2018 Public Housing Agency Annual Plan and authorize the CEO/Executive Director, and/or designee, to submit the Plans to HUD by the deadline of October 17, 2017.

PASSED AND ADOPTED THIS 26th DAY OF SEPTEMBER, 2017. 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 AUTHORIZING SUBMISSION OF THE 2018 ADMISSION AND
CONTINUED OCCUPANCY POLICY (ACOP) TO THE U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

WHEREAS, the Housing Authority of Fresno County (PHA) is mandated to comply with federal laws, regulations, and notices; and,

WHEREAS, the PHA must establish policies and procedures to both clarify federal requirements and to ensure consistency in program operation; and,

WHEREAS, the ACOP informs HUD, residents and the public of the PHA's mission for serving the needs of low-income and very low-income families and the strategies for determining eligibility for admission and continued occupancy in public and affordable housing programs; and,

WHEREAS, HUD requires each PHA to submit an ACOP for all low-income public housing programs;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, hereby adopt the 2018 Admission and Continued Occupancy Policy and authorize the CEO/Executive Director, and/or designee, to submit the ACOP to HUD by the deadline of October 17, 2017.

PASSED AND ADOPTED THIS 26th DAY OF SEPTEMBER, 2017. 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 AUTHORIZING SUBMISSION OF THE 2018 ADMINISTRATIVE PLAN
TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the Housing Authority of Fresno County (PHA) is mandated to comply with federal laws, regulations, and notices; and,

WHEREAS, the PHA must establish policies and procedures to both clarify federal requirements and to ensure consistency in program operation; and,

WHEREAS, the Administrative Plan informs HUD, residents and the public of the PHA's mission for serving the needs of low-income and very low-income families and the strategies for the administration of the Housing Choice Voucher program (HCV); and,

WHEREAS, HUD requires each PHA to submit an Administrative Plan that clearly outlines the policies that govern the PHA's administration of rental assistance programs;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, hereby adopt the 2018 Administrative Plan and authorize the CEO/Executive Director, and/or designee, to submit the Administrative Plan to HUD by the deadline of October 17, 2017.

PASSED AND ADOPTED THIS 26th DAY OF SEPTEMBER, 2017. 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 AUTHORIZING SUBMISSION OF THE 2018 PUBLIC HOUSING AGENCY
ANNUAL PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT

WHEREAS, the Quality Housing and Work Responsibility Act of 1998, established the U.S. Department of Housing and Urban Development's (HUD) responsibility for reviewing and approving or disapproving Public Housing Agency (PHA) Annual Plan; and,

WHEREAS, the PHA Annual Plan informs HUD, residents and the public of the PHA's mission for serving the needs of low-income and very low-income families and the strategies for addressing those needs; and,

WHEREAS, HUD requires each PHA to submit an Annual Plan for tenant-based assistance and public housing programs, and once every five years a Five-Year Plan ;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, hereby adopt the 2018 Public Housing Agency Annual Plan and authorize the CEO/Executive Director, and/or designee, to submit the Plans to HUD by the deadline of October 17, 2017.

PASSED AND ADOPTED THIS 26th DAY OF SEPTEMBER, 2017. 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

Public Housing Developments Selected for RAD

Develop- ment #	Name of Public Housing	PIC Development ID	Conver- sion 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	Fairview Heights Terrace	CA006000002	PBRA	Rehab	74	Family	Family	\$102,191.33	0	14	44	14	2	0	0	14	44	14	2	0	n/a	n/a	n/a	n/a	n/a	n/a
2	Sierra Plaza	CA006000002	PBRA	Rehab	70	Family	Family	\$96,667.48	0	12	32	18	8	0	0	12	32	18	8	0	n/a	n/a	n/a	n/a	n/a	n/a
3	Sierra Terrace (lower)	CA006000002	PBRA	Rehab	26	Family	Family	\$35,905.06	0	0	26	0	0	0	0	0	26	0	0	0	n/a	n/a	n/a	n/a	n/a	n/a
4	Desoto Gardens PII	CA006000002	PBRA	Rehab	28	Family	Family	\$38,666.99	0	0	0	20	8	0	0	0	0	20	8	0	n/a	n/a	n/a	n/a	n/a	n/a

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

DRAFT

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																														
<p>PHA Name: HOUSING AUTHORITY OF THE CITY OF FRESNO (HACF) PHA Code: CA006</p> <p>PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2018</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units 509 Number of Housing Choice Vouchers (HCVs) 7,156</p> <p>Total Combined 7,665</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2"></th> <th rowspan="2"></th> <th rowspan="2"></th> <th rowspan="2"></th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>										No. of Units in Each Program		PH	HCV	Lead PHA:																	
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Lead PHA:																															

B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>Housing Choice Voucher (HCV) Deconcentration policy is as follows:</p> <p>The HACF is committed to taking action to encourage participation by owners of units located outside areas of poverty or minority concentration. These areas have been identified in a map based on 2015 ethnicity and poverty ACS US census data, and is available to voucher holders and program participants searching for housing. This information is shared at the briefings with our families as an incentive to consider locating in other non-impacted areas of the City.</p> <p>Non-impacted areas are predominantly located north of Shields Avenue, both in Fresno and in Clovis, and east of Minnewawa Avenue in Southeast Fresno, as shown in the map, which is available for families searching for units. This map is also used in briefing families to explain the benefits of locating outside areas of poverty or minority concentration.</p> <p>The HACF conducts active outreach to landlords in the community through its monthly participation at the California Apartment Association meetings. In addition, periodic outreach is done to large apartment complexes. Encouraging owners to rent units which are located throughout the city, including non-impacted areas is a part of this outreach.</p> <p>The briefing materials contains maps and information about the characteristics of various non-impacted areas in the Fresno jurisdiction to educate families regarding various opportunities in these areas.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>LIPH modification to the ACOP include the following:</p> <ul style="list-style-type: none"> • Update polices for mandatory changes per the HUD final rule effective on December 16, 2016, PIH Notices 2017-02, 2017-08 • Update policy to account for changes per HUD's final rule implementing Violence Against Women Reauthorization Act 2013 published November 16, 2016, including adding Emergency Transfer Plan, updated required HUD required forms and Non-Citizen VAWA Self-Petitioner Verification Procedures. • Update polices for mandatory changes per the final rule published in PIH Notice 2017-03, Enforcing Smoke-Free public housing per HUD's final rule to expand language on "prohibited tobacco product" definitions to include, items that involve the ignition and burning of tobacco leaves, such as: pipes and water pipes (also known as hookahs), electronic nicotine delivery (ENDS) • Update policies to include language to consider a Housing Access and Reentry Pilot Program that may allow individuals formerly incarcerated to live with their families in public housing, while receiving supportive services. • Update policies for language clarification to include using words like "interest" list or "pre-application" that will enhance the understanding of the application process. • Update policies to clarify the process of performing random/lottery draws from the "interest" list for the purpose of establishing a waiting list for public housing. • Update policies to emphasis language that HACF does not solely use arrest records when denying or terminating program assistance in accordance with HUD regulations. <p>HCV modification of the administrative plan includes the following:</p> <ul style="list-style-type: none"> • Update policy increasing residency preference from 10 to 15 points. • Update polices for mandatory changes per the HUD final rule effective on December 16, 2016, PIH Notices 2017-02, 2017-08.

	<ul style="list-style-type: none"> • Update policy to account for changes per HUD's final rule implementing Violence Against Women Reauthorization Act 2013 published November 16, 2016, including adding Emergency Transfer Plan, updated required HUD required forms and Non-Citizen VAWA Self-Petitioner Verification Procedures. • Update policy to reflect a prioritization will be applied to mobility of targeted vouchers, PBVs, PBRA, and VAWA requests for next available voucher and applying caps where applicable. • Update policies to include language to consider a Housing Access and Reentry Pilot Program that may allow individuals formerly incarcerated to live with their families in assisted housing, while receiving supportive services. • Update policy to consider documents such as court and financial documents when determining where child resides when both parents claim the child as part of their household. • Update policy regarding HQS inspections, HAFH is electing to conduct HQS inspections annually. • Update HQS requirement that HCV units maintain interior temperature of 70 degrees Fahrenheit. • Update policy to reflect family reporting requirements are 30 days instead of 10. • Update policies for language clarification to include "interest list" that will enhance the understanding of the application process. • Update policy to indicate the HCV interest list will remain open for limited preference and referral based programs. • Update policy to allow changes to subsidy standard and voucher issuance policy in the event of sufficient funding. • Update policy to clarify the process of performing random/lottery draws from the interest list for PBV vouchers. • Update policy to include Elderly or Disabled and Residency preferences for PBV vouchers. • Update policy regarding Units Selected Non-Competitively for PBV vouchers. • Update policy to clarify verification process for persons with obvious or otherwise known disability. • Update policies to emphasis language that HAFH does not solely use arrest records when denying or terminating program assistance in accordance with HUD regulations. 																											
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <table border="0"> <tr> <td>Y</td><td>N</td><td></td></tr> <tr> <td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Hope VI or Choice Neighborhoods.</td></tr> <tr> <td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Mixed Finance Modernization or Development.</td></tr> <tr> <td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Demolition and/or Disposition.</td></tr> <tr> <td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td>Conversion of Public Housing to Tenant Based Assistance.</td></tr> <tr> <td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Conversion of Public Housing to Project-Based Assistance under RAD.</td></tr> <tr> <td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Project Based Vouchers.</td></tr> <tr> <td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td>Units with Approved Vacancies for Modernization.</td></tr> <tr> <td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</td></tr> </table> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>Hope VI or Choice Neighborhoods</p> <p><u>West Fresno Planning</u> HACF proposes to apply for Choice Neighborhoods Planning Grant funds to support working with community partners to create a plan that may include new mixed-income residential development in a variety of communities in West Fresno, new community services, community-serving retail and commercial development, and a potential home ownership component. The plan may include the replacement of the existing family housing owned and operated by the Fresno Housing Authority.</p> <p><u>Schedule:</u> 01/2018 Choice Neighborhoods Application 06/2018 Planning Activities Begin 06/2019 Planning Activities Complete/Implementation Begins</p> <p>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>	Y	N		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hope VI or Choice Neighborhoods.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mixed Finance Modernization or Development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Demolition and/or Disposition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conversion of Public Housing to Tenant Based Assistance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conversion of Public Housing to Project-Based Assistance under RAD.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project Based Vouchers.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Units with Approved Vacancies for Modernization.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).
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	<p><u>Renaissance at Parc Grove (previously known as Parc Grove Northeast Veterans Housing)</u> The site is located in Central Fresno adjacent the Veterans Administration. The project consists of 39 affordable, very-low to low-income housing apartment rentals for veterans, and 1 manager's unit.</p> <p><u>Schedule:</u> 05/2018 Construction Completion</p> <p><u>Legacy Commons Phase II (previously known as Edison Plaza)</u> The site is located in Southwest Fresno, contiguous with Phase I. The proposed project would consist of 64 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit. The project is a Rental Assistance Demonstration transfer of assistance site.</p> <p><u>Schedule:</u> 05/2018 Construction Completion</p> <p><u>Highway City Center Point Development</u> The subject site consists of two parcels, APN's 510-030-25 (a portion of) and 510-030-23, currently zoned for RS-5 single family residential (max 12 D.U. acre). The total development area will be between 3 acres and 5 acres. 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 between 43 and 57 low-income residential units. The project is conceived as a multi-phase development with the potential construction of an approximately 9,000 square foot community building, landscaped grounds, paved parking areas and paved walkways on the western parcel abutting Polk Avenue. The multi-family residential portion of the Highway City concept is a potential location for a transfer of assistance under the Rental Assistance Demonstration program</p> <p><u>Schedule:</u> 03/2018 Tax Credit Application 12/2018 Construction Start 12/2019 Construction Completion</p>
B.2.	<p>New Activities (continued). <u>Renaissance Development</u> The proposed development is permanent supportive housing located in the City of Fresno. HACF's vision for the project consists of up to 40 to 60 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.</p> <p><u>Schedule:</u> 06/2018 Tax Credit Application 03/2019 Construction Start 03/2020 Construction Completion</p> <p><u>Simpson and Blackstone Corridor Development</u> The proposed development is located on the Blackstone corridor. HACF's vision for the project consists of 40-50 affordable apartments built around existing rehabilitated commercial frontage. The project is a potential Rental Assistance Demonstration transfer of assistance site.</p> <p><u>Schedule:</u> 03/2018 Tax Credit Application 12/2018 Construction Start 12/2019 Construction Completion</p> <p><u>Transit Oriented Development Central Fresno</u> The proposed development is located in the City of Fresno along one of the proposed Bus Rapid Transit (BRT) corridors. HACF's vision for the project consists of 40-80 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.</p> <p><u>Schedule:</u> 06/2018 Tax Credit Application 03/2019 Construction Start 03/2020 Construction Completion</p> <p><u>High Density Downtown Redevelopment Project</u> HACF envisions a high density downtown project located at the current HACF Central Office site. The project could potentially be co-located with planned commercial construction or market rate housing.</p> <p><u>Schedule:</u> 06/2018 Tax Credit Application 03/2019 Construction Start 03/2020 Construction Completion</p> <p><u>Southeast Fresno Mixed-Use Development</u> HACF 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> <p><u>Schedule:</u> 06/2018 Tax Credit Application 03/2019 Construction Start</p>

	<p>03/2020 Construction Completion</p> <p><u>North Fresno Family Development</u> HACF is searching for sites to develop multi-family low-income rental housing in North Fresno. The concept includes 40 to 60 units of housing designed for families and workforce residents. The development may include the transfer of RAD rental assistance from one or more existing low-income public housing properties.</p> <p><u>Schedule:</u> 06/2018 Tax Credit Application 03/2019 Construction Start 03/2020 Construction Completion</p> <p><u>West Fresno Development</u> HACF'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. The project may include a home ownership component.</p> <p><u>Schedule:</u> 06/2018 Tax Credit Application 03/2019 Construction Start 03/2020 Construction Completion</p> <p><u>Garland Gardens</u> The proposed site is located in the City of Fresno. HACF'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> 06/2018 Tax Credit Application 03/2019 Construction Start 03/2020 Construction Completion</p> <p>Demolition and/or Disposition The agency is considering the disposition and potential demolition of select low-income public housing properties throughout the City of Fresno. 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>
B.2.	<p>One or more of properties may also be submitted for the traditional Demo/Dispo program rather than through the Rental Assistance Demonstration program.</p> <p><u>2018 Potential Applications:</u></p> <p><i>City AMP 1 (182 units)</i> Monte Vista Terrace (44 Units) Sequoia Courts (60 Units) Sequoia Courts Terrace (78 Units)</p> <p><i>City AMP 2 (198 Units)</i> Sierra Plaza (partial, 26 Units) Fairview Heights Terrace (74 Units) Sierra Terrace (26 Units) Desoto Gardens (28 Units)</p> <p><u>Parc Grove Commons Phase IV</u> The site is located in Central Fresno off of Clinton and Angus Avenues and is comprised of 2.91 acres remaining of the prior 25 acre public housing site. The proposed project would consist of up to 60 affordable, very-low to low-income housing apartment rentals for either families or seniors, and 1 manager's unit. The site could potentially be a transfer of assistance site for RAD.</p> <p><u>Schedule:</u> 06/2018 Tax Credit Application 03/2019 Construction Start 03/2020 Construction Completion</p> <p>Conversion of Public Housing to Project-Based Assistance under RAD 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 2018-2020 are broken down as follows:</p> <p><u>2018 Potential Funding Applications:</u></p>

	<p><i>City AMP 1 (182 Units)</i> Monte Vista Terrace (44 Units) Sequoia Courts (60 Units) Sequoia Courts Terrace (78 Units)</p> <p><i>City AMP 2 (198 Units)</i> Sierra Plaza (partial, 26 Units) Fairview Heights Terrace (74 Units) Sierra Terrace Lower (26 Units) Desoto Gardens (28 Units)</p> <p><i>City AMP 5</i> Yosemite Village (69 Units)</p> <p><i>City AMP 7</i> Parc Grove II (31 Units)</p> <p><i>City AMP 8</i> Pacific Gardens (22 Units)</p> <p>Southeast Fresno RAD excess transfer – up to 3 PBRAs</p> <p>Chinatown RAD – 40 to 60 PBRAs</p> <p>The Fresno Housing Authority will be converting to Project Based Rental Assistance under the guidelines of PIH Notice 2012-32, REV-3 and any successor Notices.</p> <p>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-3 and Joint Housing PIH Notice H-2016-17/PIH-2016-17. Additionally, the Fresno Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements.</p> <p>At RAD conversion, current households (including those temporarily relocated to facilitate construction or rehabilitation) will not be subject to rescreening, income eligibility, or income targeting provisions, but will be subject to any ongoing eligibility requirements for actions that occur after conversion.</p> <ul style="list-style-type: none"> • All current households in good standing at RAD sites will, upon conversion, have a right to return after any temporary relocation necessary to facilitate rehabilitation or construction. • Tenant rent increases purely as a result of conversion and that exceed the greater of 10% or \$25 greater will be phased in over a 3 year period, which may extend to 5 years in accordance with HUD requirements. • Tenants who currently participate in the ROSS-SC and FSS programs may continue to participate. • Any tenants who currently receive the earned income disregard (EID) will continue to be eligible for it until the earlier to occur of: the tenant receiving the EID exclusion undergoes a break in employment or ceases to use the EID exclusion, or the EID exclusion expires. No other tenants at the RAD site may receive the EID. Tenants whose EID ceases or expires after conversion shall not be subject to the rent-phase in; rather, the rent will automatically adjust to the appropriate rent level based upon tenant income at that time. • The Housing Authority and Owner will continue to recognize and fund legitimate residents organizations. • Tenants will be afforded the procedural rights consistent with section 6 of the U.S. Housing Act of 1937, as amended, and as interpreted by HUD in the RAD Notice PIH-2012-32, REV-3, including termination notification and a grievance process. Those procedural rights will be incorporated into the House Rules for the RAD conversion sites. • Tenants of RAD conversion sites may move with tenant-based rental assistance on or after the later to occur of: (a) 24 months from date of execution of the RAD HAP or (b) 24 months after the move-in date. Notwithstanding this choice-mobility right, the Housing Authority will not provide, in any year, more than one-third of its turnover vouchers to the residents of its RAD projects and no more than 15% of the households in a RAD project may move under the choice-mobility option in a given year. • Any residents in place at the time of conversion to PBRA, as well as newly admitted residents, the owner may not process a termination of assistance if the Total Tenant Payment (TTP) (i.e., 30% of adjusted gross income paid toward rents and utilities) exceeds the contract rent plus any utility allowance. Instead, the owner must charge a tenant rent that is the lesser of 30% of the household adjusted income, less the utility allowance in the contract with the tenant retaining all rights under the Model PBRA Lease.
B.2.	<p>New Activities (continued).</p> <p>Additionally, the Fresno Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements, that the RAD conversions described in this plan comply with applicable site selection and neighborhood review standards. The Housing Authority is not presently under any voluntary compliance agreements, orders, rulings, or similar decisions that would be negatively impacted by RAD conversion activities described herein.</p> <p>The RAD conversion will comply with all applicable site selection and neighborhood reviews standards and Fresno Housing Authority has followed all appropriate procedures.</p> <p>The Fresno Housing Authority will submit all required information and certifications necessary to submit a Significant Amendment to the PHA Plan, including Resident Advisory Board comments and responses, challenged elements, and all required certifications.</p> <p>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 annual Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, the annual estimate for</p>

which is included in the attachment. Please be aware that the Fresno Housing Authority may also borrow funds to address their capital needs. Attached, please find specific information related to the Public Housing Developments selected for RAD.

Policy changes for converted projects that will result in a transfer of assistance related to eligibility may include the following:

- HOME requirements limiting the housing to very low- income and low-income families;
- HOME requirements reasonably related to the applicants' ability to perform the obligations of the lease (i.e., to pay the rent, not to damage the housing; not to interfere with the rights and quiet enjoyment of other tenants);
- Low Income Housing Tax Credit (LIHTC) requirements based on maximum annual income at 60% of area median income and eligibility requirements of the LIHTC program

Policy changes for converted projects that will result in a transfer of assistance related to waiting list, admission, and selection may include the following:

- Establishment of a new site-based waiting list. Applicants on the current site-based wait-list will be notified of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on the project-specific waiting list for the projects that will have a transfer of assistance shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list.
- Adopting HOME preferences for a particular segment of the population if permitted in its written agreement with the participating jurisdiction (and only if the limitation or preference is described in the participating jurisdiction's consolidated plan)
- Adopting preferences for veterans for project based rental assistance units
- Adopting preferences for Residency for project based rental assistance units for Fresno county residents
- Adopting preferences for disability, as defined in the HUD 4350.3 Occupancy Handbook, for project based rental assistance units
- Adopting preferences for specific groups of single persons who are elderly, as defined in the HUD 4350.3 Occupancy Handbook, for project based rental assistance units

All current households in good standing at RAD sites will, upon conversion, have a right to return after any temporary relocation necessary to facilitate rehabilitation or construction and will have priority for admission to the new site.

The Fresno Housing Authority will also be contributing Operating Reserves in the amount of \$984,334, Capital Funds in the amount of \$2,417,591 towards the conversion.

Project-Based Vouchers

The HACF may attach Project Based Vouchers (PBV) to projects in which the HACF has ownership or controlling interest, without following a competitive process, when the HACF engages in an initiative(s) to improve, develop, convert under the HUD Rental Assistance Demonstration, preserve, and/or replace a public housing property(ies) or site(s). Ownership Interest means that the HACF or its officers, employees, or agents are in an entity that holds any such direct or indirect interest in the building(s) and/or real property, including, but not limited to an interest as: titleholder; lessee; a stockholder; a member, or general or limited partner; or a member of a limited liability corporation or limited partnership. Projects selected with this exemption method will typically include planning rehabilitation or construction on the project with a minimum of \$25,000 per unit in hard costs. However, this minimum per unit cost would not be applicable in a situation where the HACF is replacing a public housing property(ies) or site(s) with existing housing owned or controlled by the HACF.

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 PBV's proposed for 2018 are broken down as follows:

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

City AMP 2 (198 Units)
Sierra Plaza (partial, 26 Units)
Fairview Heights Terrace (74 Units)
Sierra Terrace Lower (26 Units)
Desoto Gardens (28 Units)

Schedule:
03/01/2018 & 07/01/2018 Tax Credit Applications
07/01/2018 & 10/01/2018 Tax Credit Award
12/01/2018 & 03/01/2019 Construction Starts
12/01/2019 & 03/01/2020 Construction Completions

Parc Grove Commons Phase IV: – up to 60 Project-Based Vouchers

Renaissance Development – up to 60 Project-Based Vouchers

New Activities (continued).

B.2.	<p><u>Renaissance Development</u> The proposed development is permanent supportive housing located in the City of Fresno. HACF's vision for the project consists of up to 40 to 60 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit. We propose substantial rehabilitation and/or new construction of this site.</p>
	<p><u>Schedule:</u> 06/2018 Tax Credit Application 03/2019 Construction Start 03/2020 Construction Completion</p>
	<p><u>Simpson and Blackstone Corridor Development</u> The proposed development is located on the Blackstone corridor. HACF's vision for the project consists of 40-50 affordable apartments built around existing rehabilitated commercial frontage. The project is a potential Rental Assistance Demonstration transfer of assistance site. We propose substantial rehabilitation and/or new construction of this site.</p>
	<p><u>Schedule:</u> 03/2018 Tax Credit Application 12/2018 Construction Start 12/2019 Construction Completion</p>
	<p><u>Transit Oriented Development Central Fresno</u> The proposed development is located in the City of Fresno along one of the proposed Bus Rapid Transit (BRT) corridors. HACF's vision for the project consists of 40-80 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit. We propose substantial rehabilitation and/or new construction of this site.</p>
	<p><u>Schedule:</u> 06/2018 Tax Credit Application 03/2019 Construction Start 03/2020 Construction Completion</p>
	<p><u>High Density Downtown Redevelopment Project</u> HACF envisions a high density downtown project located at the current HACF Central Office site. The project could potentially be co-located with planned commercial construction or market rate housing. We propose substantial rehabilitation and/or new construction of this site.</p>
	<p><u>Schedule:</u> 06/2018 Tax Credit Application 03/2019 Construction Start 03/2020 Construction Completion</p>
	<p><u>Chinatown Development</u> The proposed project would be a new construction development located at F and Mariposa Streets along the High Speed Rail corridor. It has the potential to house up to 60 Project Based Voucher residents.</p>
	<p><u>Schedule:</u> 06/2018 Tax Credit Application 03/2019 Construction Start 03/2020 Construction Completion</p>
	<p><u>El Puente Project</u> The proposed project is the rehabilitation of this Emergency Housing development at 4041 Plaza drive. It has the potential to house up to 32 Project Based Voucher residents. We propose substantial rehabilitation and/or new construction of this site.</p>
	<p><u>Schedule:</u> 06/2018 Tax Credit Application 03/2019 Construction Start 03/2020 Construction Completion</p>
	<p><u>Southeast Fresno Mixed-Use Development</u> HACF 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. We propose substantial rehabilitation and/or new construction of this site.</p>
	<p><u>Schedule:</u> 06/2018 Tax Credit Application 03/2019 Construction Start 03/2020 Construction Completion</p>
	<p>New Activities (continued).</p>

North Fresno Family Development

HACF is searching for sites to develop multi-family low-income rental housing in North Fresno. The concept includes 40 to 60 units of housing designed for families and workforce residents. The development may include the transfer of RAD rental assistance from one or more existing low-income public housing properties. We propose substantial rehabilitation and/or new construction of this site.

Schedule:

06/2018 Tax Credit Application

03/2019 Construction Start

03/2020 Construction Completion

West Fresno Development

HACF'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. The project may include a home ownership component. We propose substantial rehabilitation and/or new construction of this site.

Schedule:

06/2018 Tax Credit Application

03/2019 Construction Start

03/2020 Construction Completion

Site-based waiting lists will be established for each mixed finance development.

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 the City of Fresno, especially those who are most vulnerable, project based vouchers (PBV's) are an essential resource. To date, two projects are under consideration targeting persons with very-low incomes, generally below 30-40% of the area median income. Both 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.

B.3. Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

HOPWA Section

HACF continues to administer tenant based rental assistance in collaboration with WestCare California, Inc. in the initiative Housing Opportunities for Persons Living with HIV/AIDS (HOPWA). The program is intended to provide housing assistance and supportive services to Persons Living With HIV/AIDS (PLWHA). Funding is intended to be provided for one (1) year of assistance or until funding is exhausted with possible yearly renewal.

HOME Tenant Based Rental Assistance

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 January 1, 2017 and end on or about September 30, 2018. 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).

Rapid Rehousing

HACF has grant funding under the U.S. Department of Housing and Urban Development Continuum of Care program to operate rapid rehousing and supportive services via a tenant based rental assistance program. Assistance will be provided for a period of no longer than twenty-four (24) months or until funding is exhausted for the program. This rental assistance is available in Fresno County only; rapid rehousing is not portable to other counties and/or states. Eligibility is limited to applicant households that consist of at least one (1) adult and one (1) child under age 18; exhibit homelessness as defined by U.S. Department of Housing and Urban Development and applicant household income must be below 30% Area Mean Income (AMI). The rapid rehousing program is modeled after the Shelter Plus Care program in all aspects; with one (1) exception – inclusion is strictly limited to applicant households with children under age 18.

Partnerships

HACF is partnered with community agencies belonging to the Fresno Madera Continuum of Care to assist in operation of permanent support housing funded by U.S. Department of Housing and Urban Development Continuum of Care program. HACF provides technical assistance in the area of tenant based rental assistance and/or leasing housing operations – including Housing Quality Standard inspections, rent calculations and rent reasonableness. Rental assistance is available in Fresno County only; and is not portable to other counties and/or states. Eligibility is limited to applicant households that consist of individuals and/or families with children; exhibit homelessness as defined by U.S. Department of Housing and Urban Development and applicant household income must be below 30% Area Mean Income (AMI).

CalWORKs Housing Support Program

	<p>HACF has been subcontracted to operate rapid rehousing and supportive services via a tenant based rental assistance program on behalf of Fresno County Department of Social Services. Funding for the program is provided by the State of California program California Work Opportunity and Responsibility to Kids (CalWORKs). Assistance will be provided for a period of no longer than twelve (12) months or until funding is exhausted for the program. This rental assistance is available in Fresno County only; rapid rehousing is not portable to other counties and/or states. Eligibility is limited to applicant households that consist of at least one (1) adult and one (1) child under age 18; applicant household must be eligible for inclusion in the CalWORKs program and applicant household income must be below 30% Area Mean Income (AMI). The rapid rehousing program is modeled after the Shelter Plus Care program in all aspects; with two (2) exceptions – inclusion is strictly limited to applicant households with children under age 18 and eligible for CalWORKs and homelessness is not a prerequisite of program inclusion.</p> <p>SSO</p> <p>HACF has grant funding under U.S. Department of Housing and Urban Development Continuum of Care program to provide supportive services only to assist homeless individuals to access housing and supportive services. Assistance will be provided for a period of no longer than twelve (12) months or until funding is exhausted for the program. Supportive services are available in Fresno and Madera Counties only; and are not portable to other counties and/or states. Eligibility is centered on those individuals/families who exhibit homelessness as defined by U.S. Department of Housing and Urban Development. Additional eligibility could entail measure of morbidity and/or permanent housing suitability as measured by the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT).</p> <p>UPCS-V Inspections</p> <p>On May 4, 2016, HUD published in the Federal Register a “Notice of Demonstration to Test a New Method of Assessing the Physical Conditions of Voucher-Assisted Housing.” The Assisted Housing Division applied to be part of the UPCS-V Demonstration and our application was accepted for the City. Under the new demonstration, HUD will test the UPCS-V protocol and its surrounding processes on up to 250 PHAs over a time period of up to three years. The Assisted Housing Division has participated on all phone conference to keep updated on any progress. Fresno Housing is still waiting word from HUD on its next steps.</p>
<p>B.4.</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/> X</p> <p>(b) If yes, please describe:</p>
<p>Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.2</p>	<p>Civil Rights Certification.</p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.4</p>	<p>Certification by State or Local Officials.</p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

D	Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
D.1	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. <i>See HUD-50075.2 approved by HUD 8/28/17.</i>

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Instructions for Preparation of Form HUD-50075-HP

Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section.

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(1\)](#)) and 24 CFR §903.12(b). Provide a 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. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#)) and 24 CFR §903.12(b).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#)) and 24 CFR §903.12(b).

☐ **Safety and Crime Prevention (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

☐ **Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

☐ **Hope VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at:

<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

C.3 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.4 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

D. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Public Housing Developments Selected for RAD

Develop- ment #	Name of Public Housing	PIC Development ID	Conver- sion 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	Pindale Apartments (scattered sites)	CA028000001	PBRA	Rehab	80	Family	Family	\$134,513.21	0	8	33	21	14	4	0	8	8	16	14	4	n/a	n/a	n/a	n/a	n/a	n/a
2	Marcelli Terrace	CA028000001	PBRA	Rehab	24	Family	Family	\$40,353.96	0	2	10	10	2	0	0	2	10	10	2	0	n/a	n/a	n/a	n/a	n/a	n/a
3	Desoto Gardens P I	CA028000001	PBRA	Rehab	40	Family	Family	\$67,256.61	0	0	0	30	10	0	0	0	0	30	10	0	n/a	n/a	n/a	n/a	n/a	n/a
4	Wedgewood	CA028000002	PBRA	Rehab	64	Senior	Senior	\$107,610.57	0	0	59	5	0	0	0	0	59	5	0	0	n/a	n/a	n/a	n/a	n/a	n/a
5	Mendoza Terrace,	CA028000004	PBRA	Rehab	50	Family	Family	\$84,070.76	0	4	24	18	4	0	0	4	24	18	4	0	n/a	n/a	n/a	n/a	n/a	n/a
6	Mendoza Terrace II	CA028000004	PBRA	Rehab	40	Family	Family	\$67,256.61	0	2	12	16	10	0	0	2	12	16	10	0	n/a	n/a	n/a	n/a	n/a	n/a
7	Cardella Courts	CA028000004	PBRA	Rehab	32	Family	Family	\$53,805.28	0	0	16	16	0	0	0	0	16	16	0	0	n/a	n/a	n/a	n/a	n/a	n/a
8	Cazares Terrace	CA028000006	PBRA	Rehab	24	Family	Family	\$40,353.96	0	2	9	11	2	0	0	2	9	11	2	0	n/a	n/a	n/a	n/a	n/a	n/a
9	Cazares Terrace II	CA028000006	PBRA	Rehab	20	Family	Family	\$33,628.30	0	0	2	10	6	2	0	0	2	10	6	2	n/a	n/a	n/a	n/a	n/a	n/a
10	Huron Apts	CA028000006	PBRA	Rehab	20	Family	Family	\$33,628.30	0	2	6	6	4	2	0	2	6	6	4	2	n/a	n/a	n/a	n/a	n/a	n/a

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

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Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																																						
<p> PHA Name: <u>HOUSING AUTHORITY OF FRESNO COUNTY (HAFC)</u> PHA Code: <u>CA028</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2018</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>678</u> Number of Housing Choice Vouchers (HCVs) <u>5,652</u> Total Combined <u>6,330</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2"></th> <th colspan="4"></th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>											No. of Units in Each Program						PH	HCV	Lead PHA:																				
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Lead PHA:																																							

B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>Housing Choice Voucher (HCV) Deconcentration policy is as follows:</p> <p>The HAFC is committed to taking action to encourage participation by owners of units located outside areas of poverty or minority concentration. These areas have been identified in a map based on 2015 ethnicity and poverty ACS US census data and is available to voucher holders and program participants searching for housing. This information is shared at the briefings with our families as an incentive to consider locating in other non-impacted areas of the City.</p> <p>Non-impacted areas are predominantly located north of Shields Avenue, both in Fresno and in Clovis, and east of Minnewawa Avenue in Southeast Fresno, as shown in the map, which is available for families searching for units. This map is also used in briefing families to explain the benefits of locating outside areas of poverty or minority concentration.</p> <p>The HAFC conducts active outreach to landlords in the community through its monthly participation at the California Apartment Association meetings. In addition, periodic outreach is done to large apartment complexes. Encouraging owners to rent units which are located throughout the city, including non-impacted areas is a part of this outreach.</p> <p>The briefing materials contains maps and information about the characteristics of various non-impacted areas in the Fresno jurisdiction to educate families regarding various opportunities in these areas.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>LIPH modification to the ACOP include the following:</p> <ul style="list-style-type: none"> • Update polices for mandatory changes per the HUD final rule effective on December 16, 2016, PIH Notices 2017-02, 2017-08. • Update policy to account for changes per HUD's final rule implementing Violence Against Women Reauthorization Act 2013 published November 16, 2016, including adding Emergency Transfer Plan, updated required HUD required forms and Non-Citizen VAWA Self-Petitioner Verification Procedures. • Update polices for mandatory changes per the final rule published in PIH Notice 2017-03, Enforcing Smoke-Free public housing per HUD's final rule to expand language on "prohibited tobacco product" definitions to include, items that involve the ignition and burning of tobacco leaves, such as: pipes and water pipes (also known as hookahs), electronic nicotine delivery (ENDS) • Update policies to include language to consider a Housing Access and Reentry Pilot Program that may allow individuals formerly incarcerated to live with their families in public housing, while receiving supportive services. • Update policies for language clarification to include using words like "interest" list or "pre-application" that will enhance the understanding of the application process. • Update policies to clarify the process of performing random/lottery draws from the "interest" list for the purpose of establishing a waiting list for public housing. • Update policies to emphasis language that HAFC does not solely use arrest records when denying or terminating program assistance in accordance with HUD regulations. <p>HCV modification of the administrative plan includes the following:</p> <ul style="list-style-type: none"> • Update policy increasing residency preference from 10 to 15 points. • Update polices for mandatory changes per the HUD final rule effective on December 16, 2016, PIH Notices 2017-02, 2017-08.

	<ul style="list-style-type: none"> • Update policy to account for changes per HUD's final rule implementing Violence Against Women Reauthorization Act 2013 published November 16, 2016, including adding Emergency Transfer Plan, updated required HUD required forms and Non-Citizen VAWA Self-Petitioner Verification Procedures. • Update policy to reflect a prioritization will be applied to mobility of targeted vouchers, PBVs, PBRA, and VAWA requests for next available voucher and applying caps where applicable. • Update policies to include language to consider a Housing Access and Reentry Pilot Program that may allow individuals formerly incarcerated to live with their families in assisted housing, while receiving supportive services. • Update policy to consider documents such as court and financial documents when determining where child resides when both parents claim the child as part of their household. • Update policy regarding HQS inspections, HAFC is electing to conduct HQS inspections annually. • Update HQS requirement that HCV units maintain interior temperature of 70 degrees Fahrenheit. • Update policy to reflect family reporting requirements are 30 days instead of 10. • Update policies for language clarification to include "interest list" that will enhance the understanding of the application process. • Update policy to indicate the HCV interest list will remain open for limited preference and referral based programs. • Update policy to allow changes to subsidy standard and voucher issuance policy in the event of sufficient funding. • Update policy to clarify the process of performing random/lottery draws from the interest list for PBV vouchers. • Update policy to include Elderly or Disabled and Residency preferences for PBV vouchers. • Update policy regarding Units Selected Non-Competitively for PBV vouchers. • Update policy to clarify verification process for persons with obvious or otherwise known disability. • Update policies to emphasis language that HAFC does not solely use arrest records when denying or terminating program assistance in accordance with HUD regulations.
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>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, Project Based Rental Assistance Vouchers and other available public housing or HUD funds to accomplish these goals.</p> <p><u>Memorial Village RAD</u> The 48-unit affordable housing development is located in the City of Sanger. The site previously consisted of 35 units of low-income public housing that were converted through RAD. The new development will include a community building, an on-site manager, playground facilities, and market-quality energy efficient units.</p> <p><u>Schedule:</u> 05/2018 Construction Completion</p> <p><u>Magill Terrace RAD</u> The 60-unit affordable housing development is expected to break ground in December 2017. The site previously consisted of 20 units of low income public housing that are being converted through RAD. The new development will include a community building, an on-site manager, playground facilities, and market-quality energy efficient units.</p>

	<p><u>Schedule:</u> 12/2017 Construction Start 12/2018 Construction Completion</p> <p><u>Oak Grove RAD</u> The proposed Oak Grove RAD project aims to rehabilitate a 50-unit low-income public housing property in the City of Parlier. The proposed project includes demolition and reconstruction, with the potential addition of new units.</p> <p><u>Schedule:</u> 06/2017 Tax Credit Application 03/2018 Construction Start 03/2019 Construction Completion</p> <p><u>Highway City Marcelli Terrace</u> The proposed conversion project is comprised of existing public housing located in the Highway City area in Fresno County. The proposed project may consist of a substantial rehabilitation of the 24 residential units, new construction, and/or transfer of assistance.</p> <p><u>Schedule:</u> 03/2018 Tax Credit Application 12/2018 Construction Start 12/2019 Construction Completion</p> <p><u>Orchard Apartments Parlier</u> The proposed development is located in the City of Parlier. HAFC'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.</p> <p><u>Schedule:</u> 03/2018 Tax Credit Application 12/2018 Construction Start 12/2019 Construction Completion</p>
B2	<p>New Activities (continued).</p> <p><u>Huron RAD</u> 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.</p> <p><u>Schedule:</u> 06/2018 Tax Credit Application 03/2019 Construction Start 03/2020 Construction Completion</p> <p><u>Firebaugh RAD</u> The Firebaugh RAD project is envisioned in multiple phases. The project may include up to 152 units of low-income housing with substantial rehabilitation, demolition and new construction, and/or transfer of assistance.</p> <p><u>Schedule:</u> 06/2018 Tax Credit Application 03/2019 Construction Start 03/2020 Construction Completion</p> <p><u>Pinedale RAD</u> The proposed development is located in Pinedale, within the City of Fresno boundary. HAFC's vision for the project consists of substantial rehab of 80 scattered affordable, very-low to low-income housing apartment rentals or the new construction of units on a new parcel of land.</p> <p><u>Schedule:</u> 06/2018 Tax Credit Application 03/2019 Construction Start 03/2020 Construction Completion</p> <p><u>Wedgewood Commons RAD</u> The Wedgewood complex consists of 64 low-income senior units. The HAFC envisions a rehabilitation of the property under the RAD program and/or a reconstruction effort.</p> <p><u>Schedule:</u> 06/2018 Tax Credit Application 03/2019 Construction Start 03/2020 Construction Completion</p> <p><u>DeSoto Gardens RAD</u> The HAFC envisions the potential inclusion of the DeSoto Gardens property (40 units) in a larger redevelopment of adjacent sites (affordable housing owned by the Housing Authority of the City of Fresno), not excluding the possibility of a transfer of assistance or substantial rehabilitation.</p>

Schedule:

06/2018 Tax Credit Application
03/2019 Construction Start
03/2020 Construction Completion

San Joaquin Commons Apartments

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

Schedule:

06/2018 Tax Credit Application
03/2019 Construction Start
03/2020 Construction Completion

Parkside Huron

The proposed development is located in the City of Huron. HAFC'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:

06/2018 Tax Credit Application
03/2019 Construction Start
03/2020 Construction Completion

Citrus Gardens Orange Cove

The proposed development is located in the City of Orange Cove. HAFC'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:

06/2018 Tax Credit Application
03/2019 Construction Start
03/2020 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 2

Del Rey Complex (30 Units)
Laton Apartments (20 Units)

County AMP 3

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

County AMP 6

Taylor Terrace (28 Units)
San Joaquin Apartments (20 Units)

Demolition and/or Disposition

The agency is considering the disposition and potential demolition of select low-income public housing properties throughout the County of Fresno. 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.

One or more of properties may also be submitted for the traditional Demo/Dispo program rather than through the Rental Assistance Demonstration program.

2018 Potential Applications:

County AMP 1

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

County AMP 2

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

New Activities (continued).

County AMP 3

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

County AMP 4

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

County AMP 6

Taylor Terrace (28 Units)
San Joaquin Apartments (20 Units)

Sunset Terrace II

The site is located in the City of Reedley and consists of 20 former low-income public housing units for which rental assistance was transferred to another site through RAD. The proposed project would consist of either rehabilitation of the existing units or a demolition and new construction of a new affordable housing site.

Schedule:

06/2018 Tax Credit Application
03/2019 Construction Start
03/2020 Construction Completion

Conversion of Public Housing to Project-Based Assistance under RAD

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 2018-2020 are broken down as follows:

2018 Potential Funding Applications:

County AMP 1

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

County AMP 2

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

County AMP 3

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

County AMP 4

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

County AMP 6

Taylor Terrace (28 Units)
San Joaquin Apartments (20 Units)

County AMP 7

Granada Commons (8 Units)

The Fresno Housing Authority will be converting to Project Based Rental Assistance under the guidelines of PIH Notice 2012-32, REV-3 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-3 and Joint Housing PIH Notice H-2016-17/PIH-2016-17. Additionally, the Fresno Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements.

At RAD conversion, current households (including those temporarily relocated to facilitate construction or rehabilitation) will not be subject to rescreening, income eligibility, or income targeting provisions, but will be subject to any ongoing eligibility requirements for actions that occur after conversion.

- All current households in good standing at RAD sites will, upon conversion, have a right to return after any temporary relocation necessary to facilitate rehabilitation or construction.

	<ul style="list-style-type: none"> • Tenant rent increases purely as a result of conversion and that exceed the greater of 10% or \$25 greater will be phased in over a 3 year period, which may extend to 5 years in accordance with HUD requirements. • Tenants who currently participate in the ROSS-SC and FSS programs may continue to participate. • Any tenants who currently receive the earned income disregard (EID) will continue to be eligible for it until the earlier to occur of: the tenant receiving the EID exclusion undergoes a break in employment or ceases to use the EID exclusion, or the EID exclusion expires. No other tenants at the RAD site may receive the EID. Tenants whose EID ceases or expires after conversion shall not be subject to the rent-phase in; rather, the rent will automatically adjust to the appropriate rent level based upon tenant income at that time. • The Housing Authority and Owner will continue to recognize and fund legitimate residents organizations. • Tenants will be afforded the procedural rights consistent with section 6 of the U.S. Housing Act of 1937, as amended, and as interpreted by HUD in the RAD Notice PIH-2012-32, REV-3, including termination notification and a grievance process. Those procedural rights will be incorporated into the House Rules for the RAD conversion sites. • Tenants of RAD conversion sites may move with tenant-based rental assistance on or after the later to occur of: (a) 24 months from date of execution of the RAD HAP or (b) 24 months after the move-in date. Notwithstanding this choice-mobility right, the Housing Authority will not provide, in any year, more than one-third of its turnover vouchers to the residents of its RAD projects and no more than 15% of the households in a RAD project may move under the choice-mobility option in a given year. • Any residents in place at the time of conversion to PBRA, as well as newly admitted residents, the owner may not process a termination of assistance if the Total Tenant Payment (TTP) (i.e., 30% of adjusted gross income paid toward rents and utilities) exceeds the contract rent plus any utility allowance. Instead, the owner must charge a tenant rent that is the lesser of 30% of the household adjusted income, less the utility allowance in the contract with the tenant retaining all rights under the Model PBRA Lease. <p>Additionally, the Fresno Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements, that the RAD conversions described in this plan comply with applicable site selection and neighborhood review standards. The Housing Authority is not</p>
<p>B.2.</p>	<p>New Activities (continued).</p> <p>presently under any voluntary compliance agreements, orders, rulings, or similar decisions that would be negatively impacted by RAD conversion activities described herein.</p> <p>The RAD conversion will comply with all applicable site selection and neighborhood reviews standards and Fresno Housing Authority has followed all appropriate procedures.</p> <p>The Fresno Housing Authority will submit all required information and certifications necessary to submit a Significant Amendment to the PHA Plan, including Resident Advisory Board comments and responses, challenged elements, and all required certifications.</p> <p>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 annual Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, the annual estimate for which is included in the attachment. Please be aware that the Fresno Housing Authority may also borrow funds to address their capital needs.</p> <p>Attached, please find specific information related to the Public Housing Developments selected for RAD.</p> <p>Policy changes for converted projects that will result in a transfer of assistance related to eligibility may include the following:</p> <ul style="list-style-type: none"> • HOME requirements limiting the housing to very low- income and low-income families; • HOME requirements reasonably related to the applicants' ability to perform the obligations of the lease (i.e., to pay the rent, not to damage the housing; not to interfere with the rights and quiet enjoyment of other tenants); • Low Income Housing Tax Credit (LIHTC) requirements based on maximum annual income at 60% of area median income and eligibility requirements of the LIHTC program <p>Policy changes for converted projects that will result in a transfer of assistance related to waiting list, admission, and selection may include the following:</p> <ul style="list-style-type: none"> • Establishment of a new site-based waiting list. Applicants on the current site-based wait-list will be notified of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on the project-specific waiting list for the projects that will have a transfer of assistance shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list. • Adopting HOME preferences for a particular segment of the population if permitted in its written agreement with the participating jurisdiction (and only if the limitation or preference is described in the participating jurisdiction's consolidated plan) • Adopting preferences for veterans for project based rental assistance units • Adopting preferences for Residency for project based rental assistance units for Fresno county residents • Adopting preferences for disability, as defined in the HUD 4350.3 Occupancy Handbook, for project based rental assistance units • Adopting preferences for specific groups of single persons who are elderly, as defined in the HUD 4350.3 Occupancy Handbook, for project based rental assistance units <p>All current households in good standing at RAD sites will, upon conversion, have a right to return after any temporary relocation necessary to facilitate rehabilitation or construction and will have priority for admission to the new site.</p> <p>The Fresno Housing Authority will also be contributing Capital Funds in the amount of \$1,694,644 towards the conversion.</p> <p>Project-Based Vouchers</p>

	<p>The HAFC may attach Project Based Vouchers (PBV) to projects in which the HAFC has ownership or controlling interest, without following a competitive process, when the HAFC engages in an initiative(s) to improve, develop, convert under the HUD Rental Assistance Demonstration, preserve, and/or replace a public housing property(ies) or site(s). Ownership Interest means that the HAFC or its officers, employees, or agents are in an entity that holds any such direct or indirect interest in the building(s) and/or real property, including, but not limited to an interest as: titleholder; lessee; a stockholder; a member, or general or limited partner; or a member of a limited liability corporation or limited partnership. Projects selected with this exemption method will typically include planning rehabilitation or construction on the project with a minimum of \$25,000 per unit in hard costs. However, this minimum per unit cost would not be applicable in a situation where the HAFC is replacing a public housing property(ies) or site(s) with existing housing owned or controlled by the HAFC.</p> <p>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 PBV's proposed for 2018 are broken down as follows:</p> <p><i>County AMP 1</i> Pinedale Apartments (50 Units) Pinedale Apartments (30 Units) Desoto Gardens (40 Units) Marcelli Terrace (24 Units)</p> <p><i>County AMP 2</i> Del Rey Complex (30 Units) Laton Apartments (20 Units) Wedgewood Commons (64 Units)</p>
<p>B.2.</p>	<p>New Activities (continued).</p> <p><i>County AMP 3</i> Sunset Terrace I (20 Units) Oak Grove Apartments (50 Units)</p> <p><i>County AMP 4</i> Mendoza Terrace (50 Units) Mendoza Terrace II (40 Units) Firebaugh Elderly (30 Units) Cardella Courts (32 Units)</p> <p><i>County AMP 6</i> Taylor Terrace (28 Units) San Joaquin Apartments (20 Units)</p> <p><u>Schedule:</u> 03/01/2018 & 07/01/2018 Tax Credit Applications 07/01/2018 & 10/01/2018 Tax Credit Award 12/01/2018 & 03/01/2019 Construction Starts 12/01/2019 & 03/01/2020 Construction Completions</p> <p><u>Magill Terrace RAD</u> The 60-unit affordable housing development is expected to break ground in December 2017. The site previously consisted of 20 units of low income public housing that are being converted through RAD. The new development will include a community building, an on-site manager, playground facilities, and market-quality energy efficient units. We propose substantial rehabilitation and/or new construction for this site.</p> <p><u>Schedule:</u> 12/2017 Construction Start 12/2018 Construction Completion</p> <p><u>Oak Grove RAD</u> The proposed Oak Grove RAD project aims to rehabilitate a 50-unit low-income public housing property in the City of Parlier. The proposed project includes demolition and reconstruction, with the potential addition of new units.</p> <p><u>Schedule:</u> 06/2017 Tax Credit Application 03/2018 Construction Start 03/2019 Construction Completion</p> <p>New Activities (continued).</p>

Highway City Marcelli Terrace

The proposed conversion project is comprised of existing public housing located in the Highway City area in Fresno County. The proposed project may consist of a substantial rehabilitation of the 24 residential units, new construction, and/or transfer of assistance.

Schedule:

03/2018 Tax Credit Application
12/2018 Construction Start
12/2019 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:

06/2018 Tax Credit Application
03/2019 Construction Start
03/2020 Construction Completion

Firebaugh RAD

The Firebaugh RAD project is envisioned in multiple phases. The project may include up to 152 units of low-income housing with substantial rehabilitation, demolition and new construction, and/or transfer of assistance.

Schedule:

06/2018 Tax Credit Application
03/2019 Construction Start
03/2020 Construction Completion

Pinedale RAD

The proposed development is located in Pinedale, within the City of Fresno boundary. HAFC's vision for the project consists of substantial rehab of 80 scattered affordable, very-low to low-income housing apartment rentals or the new construction of units on a new parcel of land.

Schedule:

06/2018 Tax Credit Application
03/2019 Construction Start
03/2020 Construction Completion

Wedgewood Commons RAD

The Wedgewood complex consists of 64 low-income senior units. The HAFC envisions a rehabilitation of the property under the RAD program and/or a reconstruction effort.

Schedule:

06/2018 Tax Credit Application
03/2019 Construction Start
03/2020 Construction Completion

DeSoto Gardens RAD

The HAFC envisions the potential inclusion of the DeSoto Gardens property (40 units) in a larger redevelopment of adjacent sites (affordable housing owned by the Housing Authority of the City of Fresno), not excluding the possibility of a transfer of assistance or substantial rehabilitation. We propose substantial rehabilitation and/or new construction.

Schedule:

06/2018 Tax Credit Application
03/2019 Construction Start
03/2020 Construction Completion

San Joaquin Commons Apartments

The proposed development is located in the City of San Joaquin. HAFC's vision for the project consists of 50-80 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit. We propose substantial rehabilitation and/or new construction.

Schedule:

06/2018 Tax Credit Application
03/2019 Construction Start
03/2020 Construction Completion

New Activities (continued).

	<p><u>Citrus Gardens Orange Cove</u> The proposed development is located in the City of Orange Cove. HAFC's vision for the project consists of substantial rehab and/or new construction of 30 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.</p> <p><u>Schedule:</u> 06/2018 Tax Credit Application 03/2019 Construction Start 03/2020 Construction Completion</p> <p><u>County AMP 2</u> Del Rey Complex (30 Units) Laton Apartments (20 Units)</p> <p><u>County AMP 3</u> Sunset Terrace I (20 Units) Oak Grove Apartments (50 Units)</p> <p><u>County AMP 6</u> Taylor Terrace (28 Units) San Joaquin Apartments (20 Units)</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, projects that are under consideration are targeting persons with very-low incomes, generally below 30-40% of the area median income. Projects are selected in accordance with HUD Title 24 Part 983.51 and HACCFs Administrative Plan. Selected projects will have demonstrated a need for rent subsidy in order to help offset basic operating costs and allow for the projects' financial feasibility.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>HOPWA Section</p> <p>HACF continues to administer tenant based rental assistance in collaboration with WestCare California, Inc. in the initiative Housing Opportunities for Persons Living with HIV/AIDS (HOPWA). The program is intended to provide housing assistance and supportive services to Persons Living With HIV/AIDS (PLWHA). Funding is intended to be provided for one (1) year of assistance or until funding is exhausted with possible yearly renewal.</p> <p>HOME Tenant Based Rental Assistance</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 January 1, 2017 and end on or about September 30, 2018. 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>Rapid Rehousing</p> <p>HACF has grant funding under the U.S. Department of Housing and Urban Development Continuum of Care program to operate rapid rehousing and supportive services via a tenant based rental assistance program. Assistance will be provided for a period of no longer than twenty-four (24) months or until funding is exhausted for the program. This rental assistance is available in Fresno County only; rapid rehousing is not portable to other counties and/or states. Eligibility is limited to applicant households that consist of at least one (1) adult and one (1) child under age 18; exhibit homelessness as defined by U.S. Department of Housing and Urban Development and applicant household income must be below 30% Area Mean Income (AMI). The rapid rehousing program is modeled after the Shelter Plus Care program in all aspects; with one (1) exception – inclusion is strictly limited to applicant households with children under age 18.</p> <p>Partnerships</p> <p>HACF is partnered with community agencies belonging to the Fresno Madera Continuum of Care to assist in operation of permanent support housing funded by U.S. Department of Housing and Urban Development Continuum of Care program. HACF provides technical assistance in the area of tenant based rental assistance and/or leasing housing operations – including Housing Quality Standard inspections, rent calculations and rent reasonableness. Rental assistance is available in Fresno County only; and is not portable to other counties and/or states. Eligibility is limited to applicant households that consist of individuals and/or families with children; exhibit homelessness as defined by U.S. Department of Housing and</p>

	<p>Urban Development and applicant household income must be below 30% Area Mean Income (AMI).</p> <p>CalWORKs Housing Support Program</p> <p>HACF has been subcontracted to operate rapid rehousing and supportive services via a tenant based rental assistance program on behalf of Fresno County Department of Social Services. Funding for the program is provided by the State of California program California Work Opportunity and Responsibility to Kids (CalWORKs). Assistance will be provided for a period of no longer than twelve (12) months or until funding is exhausted for the program. This rental assistance is available in Fresno County only; rapid rehousing is not portable to other counties and/or states. Eligibility is limited to applicant households that consist of at least one (1) adult and one (1) child under age 18; applicant household must be eligible for inclusion in the CalWORKs program and applicant household income must be below 30% Area Mean Income (AMI). The rapid rehousing program is modeled after the Shelter Plus Care program in all aspects; with two (2) exceptions – inclusion is strictly limited to applicant households with children under age 18 and eligible for CalWORKs and homelessness is not a prerequisite of program inclusion.</p> <p>SSO</p> <p>HACF has grant funding under U.S. Department of Housing and Urban Development Continuum of Care program to provide supportive services only to assist homeless individuals to access housing and supportive services. Assistance will be provided for a period of no longer than twelve (12) months or until funding is exhausted for the program. Supportive services are available in Fresno and Madera Counties only; and are not portable to other counties and/or states. Eligibility is centered on those individuals/families who exhibit homelessness as defined by U.S. Department of Housing and Urban Development. Additional eligibility could entail measure of morbidity and/or permanent housing suitability as measured by the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT).</p>
B.4.	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/> X</p> <p>(b) If yes, please describe:</p>
	Other Document and/or Certification Requirements.
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.2	<p>Civil Rights Certification.</p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.4	<p>Certification by State or Local Officials.</p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
D	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>

D.1	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. <i>See HUD-50075.2 approved by HUD 8/28/17.</i>
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ns for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(1\)](#)) and [24 CFR §903.12\(b\)](#). Provide a 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. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#)) and [24 CFR §903.12\(b\)](#).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to [24 CFR §903.2\(b\)\(2\)](#) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#)) and [24 CFR §903.12\(b\)](#).

☐ **Safety and Crime Prevention (YAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

☐ **Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

☐ **Hope VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. ([Notice PIH 2010-30](#))

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. ([Notice PIH 2010-30](#))

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. ([24 CFR §903.7\(h\)](#))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. ([24 CFR §903.7\(j\)](#))

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. ([24 CFR §983.57\(b\)\(1\)](#)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))

C.3 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

C.4 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))

D. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR 903.7 \(g\)](#))

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

DRAFT

**Summary of Proposed Changes
2018 Annual Plan / Asset Management
Effective January 1, 2018**

Below is a summary of the proposed changes to be incorporated into the 2018 Annual Plan. This section describes how the PHA will carry out its asset management functions with respect to the PHA's public housing inventory, including new activities.

❖ **City – New Activities**

- Renaissance at Parc Grove (previously known as Parc Grove Northeast Veterans Housing) – 39 units
- Legacy Commons Phase II – 64 units
- Highway City Center Point Development – 43 units, community building
- Renaissance Development – 40 units
- Simpson and Blackstone Corridor Development – 40 units
- Transit Oriented Development Central Fresno – 40 units
- High Density Downtown Redevelopment Project
- Southeast Fresno Mixed-Use Development
- North Fresno Family Development – 40 units
- West Fresno Development
- Garland Gardens – 51 units

2018 Potential Applications

City AMP 1 (182 units)

Monte Vista Terrace (44 Units)

Sequoia Courts (60 Units)

Sequoia Courts Terrace (78 Units)

City AMP 2 (198 Units)

Sierra Plaza (partial, 26 Units)

Fairview Heights Terrace (74 Units)

Sierra Terrace (26 Units)

Desoto Gardens (28 Units)

City AMP 5

Yosemite Village (69 Units)

City AMP 7

Parc Grove II (31 Units)

City AMP 8

Pacific Gardens (22 Units)

Southeast Fresno RAD excess transfer – up to 3 PBRAs

Chinatown RAD – 40 to 60 PBRAs

Parc Grove Commons Phase IV

Policy changes for converted projects that will result in a transfer of assistance related to eligibility may include the following:

- HOME requirements limiting the housing to very low- income and low-income families;
- HOME requirements reasonably related to the applicants' ability to perform the obligations of the lease (i.e., to pay the rent, not to damage the housing; not to interfere with the rights and quiet enjoyment of other tenants);
- Low Income Housing Tax Credit (LIHTC) requirements based on maximum annual income at 60% of area median income and eligibility requirements of the LIHTC program

2018 Potential Applications

Renaissance Development

Simpson and Blackstone Corridor Development

Transit Oriented Development Central Fresno

High Density Downtown Redevelopment Project

Chinatown Development

El Puente Project

Southeast Fresno Mixed-Use Development

North Fresno Family Development

West Fresno Development

Policy changes for converted projects that will result in a transfer of assistance related to waiting list, admission, and selection may include the following:

- Establishment of a new site-based waiting list. Applicants on the current site-based wait-list will be notified of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on the project-specific waiting list for the projects that will have a transfer of assistance shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list.
- Adopting HOME preferences for a particular segment of the population if permitted in its written agreement with the participating jurisdiction (and only if the limitation or preference is described in the participating jurisdiction's consolidated plan).
- Adopting preferences for veterans for project based rental assistance units.
- Adopting preferences for Residency for project based rental assistance units for Fresno county residents
- Adopting preferences for disability, as defined in the HUD 4350.3 Occupancy Handbook, for project based rental assistance units
- Adopting preferences for specific groups of single persons who are elderly, as defined in the HUD 4350.3 Occupancy Handbook, for project based rental assistance units
- Adopting policy so that the HACF may attach Project Based Vouchers (PBV) to projects in which the HACF has ownership or controlling interest, without following a competitive process.

❖ County – New Activities

- Memorial Village RAD – 48 units
- Magill Terrace RAD– 60 units
- Oak Grove RAD – 60 units
- Highway City Marcelli Terrace – 24 units
- Orchard Apartments Parlier – 40 units
- Huron RAD – 64 units
- Firebaugh RAD – 64 units
- Pinedale RAD – 80 units
- Wedgewood Commons RAD – 64 units
- DeSoto Gardens RAD – 40 units
- San Joaquin Commons Apartments – 50 units
- Parkside Huron – 50 units
- Citrus Gardens Orange Cove – 30 units

County AMP 2

Del Rey Complex (30 Units)

Laton Apartments (20 Units)

County AMP 3

Sunset Terrace I (20 Units)

Oak Grove Apartments (50 Units)

County AMP 6

Taylor Terrace (28 Units)

San Joaquin Apartments (20 Units)

2018 Potential Applications

County AMP 7

Granada Commons (8 Units)

Project-Based Vouchers

County AMP 1

Pinedale Apartments (50 Units)

Pinedale Apartments (30 Units)

Desoto Gardens (40 Units)

Marcelli Terrace (24 Units)

County AMP 2

Del Rey Complex (30 Units)

Laton Apartments (20 Units)

Wedgewood Commons (64 Units)

County AMP 3

Sunset Terrace I (20 Units)

Oak Grove Apartments (50 Units)

County AMP 4

Mendoza Terrace (50 Units)

Mendoza Terrace II (40 Units)

Firebaugh Elderly (30 Units)

Cardella Courts (32 Units)

County AMP 6

Taylor Terrace (28 Units)

San Joaquin Apartments (20 Units)

Magill Terrace RAD

Oak Grove RAD

Highway City Marcelli Terrace

Huron RAD

Firebaugh RAD

Pinedale RAD

Wedgewood Commons RAD

DeSoto Gardens RAD

San Joaquin Commons Apartments

Citrus Gardens Orange Cove

County AMP 2

Del Rey Complex (30 Units)

Laton Apartments (20 Units)

County AMP 3

Sunset Terrace I (20 Units)

Oak Grove Apartments (50 Units)

County AMP 6

Taylor Terrace (28 Units)

San Joaquin Apartments (20 Units)

Policy changes for converted projects that will result in a transfer of assistance related to eligibility may include the following:

- HOME requirements limiting the housing to very low- income and low-income families;
- HOME requirements reasonably related to the applicants' ability to perform the obligations of the lease (i.e., to pay the rent, not to damage the housing; not to interfere with the rights and quiet enjoyment of other tenants);
- Low Income Housing Tax Credit (LIHTC) requirements based on maximum annual income at 60% of area median income and eligibility requirements of the LIHTC program

Policy changes for converted projects that will result in a transfer of assistance related to waiting list, admission, and selection may include the following:

- Establishment of a new site-based waiting list. Applicants on the current site-based wait-list will be notified of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on the project-specific waiting list for the projects that will have a transfer of assistance shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list.
- Adopting HOME preferences for a particular segment of the population if permitted in its written agreement with the participating jurisdiction (and only if the limitation or preference is described in the participating jurisdiction's consolidated plan).
- Adopting preferences for veterans for project based rental assistance units.
- Adopting preferences for Residency for project based rental assistance units for Fresno county residents

- Adopting preferences for disability, as defined in the HUD 4350.3 Occupancy Handbook, for project based rental assistance units
- Adopting preferences for specific groups of single persons who are elderly, as defined in the HUD 4350.3 Occupancy Handbook, for project based rental assistance units
- Adopting policy so that the HACF may attach Project Based Vouchers (PBV) to projects in which the HACF has ownership or controlling interest, without following a competitive process.

<p style="text-align: center;">Summary of Proposed Changes 2018 Housing Choice Voucher (HCV) Administrative Plan Effective January 1, 2018</p>

Below is a summary of the proposed changes to be incorporated into the 2018 HCV Administrative Plan regarding the policies for the programs.

❖ **Requesting a Reasonable Accommodation**

1. Update policy to clarify verification process for persons with obvious or otherwise known disability.

❖ **Selection from the Waiting List for Admission**

2. Increase residency preference from 10 to 15 points.
3. Update policies for language clarification to include “interest list” that will enhance the understanding of the application process.
4. Update policy to indicate the HCV interest list will remain open for limited preference and referral based programs.

❖ **Eligibility for Admission**

5. Update definition of child who is temporarily away from the home due to placement in foster care as being allowed to be out of the home for up to 18 months.
6. Clarify definition of co-head by requiring leasing staff member to clarify with applicant the co-head relationship upon initial eligibility.
7. Update policy as to not restrict HA to only review address of the child’s school record when both parents are on the Waiting List and both are trying to claim the child. Policy update allows HA to consider other documents such as court documents, financial documents, CalWorks, etc.
8. Update policy to clarify language regarding criminal background screening criteria.

❖ **Voucher Issuance and Briefings**

9. Update briefing packet to include Violence Against Women Reauthorization Act 2013 (VAWA 2013) certification form per requirements.
10. Clarify voucher issuance policy requiring that a household representative as defined as Head of Household, Spouse, Co-Head, or other adult member of the household attend the briefing in order to receive voucher.
11. Updated retention of voucher policy requiring that in order for minor child to continue receiving assistance as a remaining family member when no other adult members are in the household, the adult brought into the assisted unit to care for the children must be approved by the HAFC and pass criminal background screening requirements.
12. Update policy to allow changes to subsidy standard and voucher issuance policy in the event of sufficient funding.

❖ **RFTA and Contract Execution**

13. Clarifying contract execution policy so that any member of the Assisted Housing/Housing Choice Department's management team can be authorized to execute a contract on behalf of the department.

❖ **Housing Quality Standards (HQS) and Inspections**

14. Annual HQS inspections: FH may conduct HQS inspections at least biennially to ensure the unit continues to meet minimum HQS requirements; however, FH is electing to conduct annual HQS inspections until an appropriate methodology can be fairly applied to units without compromising the quality of housing.
15. Updating HQS inspection criteria to require heating systems in HCV units maintain an interior temperature of 70 Fahrenheit (Fresno Building Code, Section 11319) and have a working carbon monoxide detector installed.

❖ **Reexaminations**

16. Change family reporting requirements from within 10 days to within 30 calendar days.

❖ **Contract Terminations**

17. Update cause for mutual termination of the lease to include VAWA 2013.

❖ **Violence Against Women Reauthorization Act 2013 (VAWA 2013)**

18. Update policies for VAWA 2013 which covers all HUD housing programs, including HCV. HUD requires that all current residents and applicants who have been denied for housing, housing assistance, or terminated assistance receive a copy of the updated HUD published forms. Also provides VAWA protections for non-citizens.

❖ **VAWA 2013 Emergency Transfer Plan**

19. The Fresno Housing Authority has an Emergency Transfer plan for HCV residents. Update policy to account for changes per HUD's final rule including adding VAWA Emergency Transfer plan for all HUD covered programs, including HCV.

❖ **Housing Access and Reentry Pilot Program**

20. The HACF and HAFC may consider adopting policies that allows individuals formerly incarcerated to live with their families in assisted housing, while receiving supportive services.

❖ **Prioritization of available vouchers**

21. A prioritization will be applied to mobility of targeted vouchers, PBVs, PBRA, and VAWA requests for next available voucher and applying caps where applicable.

❖ **Project-Based Vouchers**

22. Update policy to clarify the process of performing random/lottery draws from the interest list for PBV vouchers.

23. Update policy to include Elderly or Disabled and Residency preferences for PBV vouchers.

24. Update policy regarding Units Selected Non-Competitively for PBV vouchers.

Summary of Proposed Changes 2018 Admissions and Continued Occupancy Policy (ACOP) Effective January 1, 2018

Below is a summary of the proposed changes to be incorporated into the 2018 Admissions and Continued Occupancy Policy (ACOP) regarding the policies for the programs.

Eligibility, Selection, Admissions Transfer Policies

Update policies for optional and/or mandatory changes per the final rule published in PIH Notices 2017-02, 2017-08

❖ **Violence Against Women Reauthorization Act 2013 (VAWA 2013)**

Update policies for VAWA 2013 which covers all HUD housing programs including Affordable Housing programs known as the Low Income Housing Tax Credit (LIHTC). HUD requires that all current residents and applicants who have been denied for housing, housing assistance, or terminated assistance receive a copy of the updated HUD published forms.

❖ **VAWA 2013 Emergency Transfer Plan**

The Fresno Housing Authority has an Emergency Transfer plan for all public housing units. Update policy to account for changes per HUD's final rule including adding VAWA Emergency Transfer plan for all HUD covered programs including LIHTC.

❖ **Housing Access and Re-entry Pilot Program**

Update policies to include language to consider a Housing Access and Reentry Pilot Program that may allow individuals formerly incarcerated to live with their families in public housing, while receiving supportive services.

❖ **Applications, Management of the Wait List and Resident Selection**

Update policies for language clarification to include using words like "interest" list or "pre-application" that will enhance the understanding of the application process.

Update policies to clarify the process of performing random/lottery draws from the "interest" list for the purpose of establishing a waiting list for public housing.

❖ **Screening for Suitability [24 CFR 960.203(c)]**

Update screening policies to ensure there is emphasis that the Fresno Housing Authority does not solely use arrest records when denying or terminating program assistance in accordance with HUD regulations.

No Smoking (Tobacco-Free) Policy

Update policies for optional and/or mandatory changes per the final rule published in PIH Notice 2017-03

❖ **Guidance on Instituting and Enforcing Smoke-Free Public Housing Policy**

The Fresno Housing Authority has a Tobacco Free policy for all public housing units. Update language for enforcing the Smoke-Free policy and add language on “prohibited tobacco product” definitions to include, items that involve the ignition and burning of tobacco leaves, such as: pipes and water pipes (also known as hookahs), electronic nicotine delivery (ENDS), also known as e-cigarettes.

HCV Resident Advisory Board (RAB) Meeting

May 18, 2017

The RAB members of HCV met on **Thursday, May 18, 2017** at 1331 Fulton Mall, Fresno, California. Meeting start time: 1:00 PM.

RAB Members Present:

John Bell
Marsha Simpson
Christina Wesle
Rosalia Ramirez

Crystal Smith
Sonya White

Housing Authority Staff Present:

Aurora Ibarra, Senior Manager
Brenda Smith, Assistant Manager
Helen Cooley
Adam Smith

Stephanie Miller
Maricela Diaz, Office Assistant
Blanca Navarro

On May 18, 2017, the HCV Resident Advisory Board (RAB) meeting was held to discuss the proposed changes to the 2018 Administrative Plans. An overview was given of what a PHA and Administrative Plan are and the purpose of the Resident Advisory Board. The attached Summary of Proposed changes was presented to allow each RAB member to provide comments on each subject.

Family and household

- A family with or without children; (A child who will be temporarily away from the home for no more than 12 months due to placement in foster care should be considered a member of the family.
 - Resident: is criminal action taken into consideration if a child is taken away? (Will the participant lose the voucher or does family gets to keep voucher).
 - PHA: in criminal action this is up to CPS. In regards voucher family to keep voucher as long as they are within regulation of the program.

Co-Head Definition:

- When an applicant lists a co-head on the initial application, the FHA leasing staff member will ask the applicant to define the relationship with the co-head. If the co-head is a spouse or partner, the co-head will be treated as such and will not be counted in the bedroom size for the purposes of awarding an additional voucher bedroom size. If the relationship with the co-head is anything other than a spouse or partner, FHA leasing staff will include the co-head in the rest of the voucher bedroom size calculation. Changing for the purpose of accurately counting bedroom size.
 - *Resident: what other co-heads can be counted as family members (example: if 2 seniors want to rent a place together but due to medical issues they need a 2 bedroom can they get it?*
 - *PHA: Normally the way it works is 2 people per bedroom however; as long as they have a reasonable accommodation such a doctor's note it might be possible.*

Students enrolled in institutions or higher learning

- If a student enrolled in an institution of higher education, is under the age of 24, not a veteran, is not married and does not have a dependent child and is not a person with disabilities receiving HCV assistance as of 11/30/2005 the student eligibility must be examined along with the income eligibility of the students' parents. In these cases, both the student and the students' parents must be income eligible for the student to receive HCV assistance. If, however a student in these circumstances is determined independent from his/her parents and accordance with HACF policy, the income of the students' parents will not be considered in determining the student's eligibility.
 - *Resident asked if this applied for new applicants and household add*
 - *PHA: yes both*

Joint custody of children:

- When both parents are on the waiting list and both are trying to claim the child, additional verification may be required, such as school records, to determine who may claim the child as a dependent. Remove language stating we will use the address listed in the school records when determining who may claim the child. Allows us to consider other verification procedures when determining joint custody.
 - *No Comments*

Voucher Size:

- Removing zero bedroom voucher

- *No Comments*

Changes in family and household composition:

- In general, all changes to the family and household composition must be reported to the HAFC within 30 calendar days. *Previously this was set at 10 days.*
 - *Resident: is a very good idea that you are now giving us 30 days to notify FHA to report any changes. Very helpful and less stressful.*

Mutual termination of lease:

- In case of domestic violence, the provision contained in The Violence Against Women Act 2013 may be cause for mutual termination of the lease.
 - *Resident: Is there any penalties and is owner going to allow for contract to be terminated?*
 - *PHA added: Mutual termination no penalties; owners are also mandated to break lease for the safety of participants (to protect victims).*

Income limits:

- Eligible individuals / families must be at 30% of the area median income or lower to participate in the CoC program. Previously set at 50% of the median income, change based on HUD regulations.
 - *PHA: this will help individuals with lower income.*

Item not on agenda:

- Currently working on a language proposal to help house, household add for Individuals that are incarcerated. What are your thought on this?
 - *Residents: we think is a great idea and it will also help them not to become a repeat offender.*
 - *PHA: What do you think people are going to think if we help people like this individuals?*
 - *Residents: As long as they are in compliance and they are accountable for not following FHA rules we think is great.*
 - *PHA: we would like to do a demo with about 20 individuals; there will be limitations (NO SEX OFFENDERS).*
 - *Residents: we think is great especially if this individual can help the family financially by working and help with kids so the head of household can work. This is a great way to support offenders and give them a second chance.*
 - *One individual didn't feel comfortable having an offender living next door due to having small kids.*
 - *Residents: What happens when this individuals don't follow the rules and continue with their old habits?*

- *PHA: We have our policies and service calls for people to report them if they see a participant not following FHA rules. Also the family has a choice to remove them from the household if they continue with their old habits.*

Round table open discussion:

- *Resident questions: what other documents can we provide to verify a family member is no longer in the home; if the family member that is being removed does not have a place to live in?*
- *PHA: there is other ways to verify. Resident was suggested to contact her case worker.*
- *Residents: What happens if mails gets lost, and it looks like we never turned in our documents next thing you know we receive a letter in the mail that reads "FINAL NOTIFICATION".*
- *PHA: It is always a good idea to drop them off in person and or scan and email them to your worker.*
- *Residents: For individuals that do not have access to a computer and or internet is it possible to have a scanner available for participants to use.*
- *PHA: We will take that idea into consideration.*

With there being no recommendations for changes from the Resident Advisory Board, the meeting was adjourned at 2:30 PM. A follow up meeting TBD.

HCV Resident Advisory Board (RAB) Meeting

August 3, 2017

The RAB members of HCV met on **Thursday, May 18, 2017** at 1331 Fulton Mall, Fresno, California. Meeting start time: 1:00 PM.

RAB Members Present:

John Bell
Marsha Simpson
Rosalia Ramirez

Housing Authority Staff Present:

Brenda Smith, Assistant Manager
Adam Smith, QA Analyst

On August 3, 2017, the HCV Resident Advisory Board (RAB) meeting was held to discuss the proposed changes to the 2018 Administrative Plans. An overview was given of what a PHA and Administrative Plan are and the purpose of the Resident Advisory Board. The Summary of Proposed changes was presented to allow each RAB member to provide comments on each subject.

Selection from the Waiting List for Admission

- Increase residency preference from 10 to 15 points.
 - *RAB: no questions, positive feedback regarding increasing the local preference in order to ensure the needs of local residents are met.*

Eligibility for Admission

- Update definition of child who is temporarily away from the home due to placement in foster care as being allowed to be out of the home for up to 18 months.
 - *RAB member asked if during the 18 months the resident's rent would increase.*
 - *PHA: Resident rent would not increase or voucher would not decrease for the specific reason of the foster care placement, but could for other reasons such as income changes or other family members leaving the home.*

Housing Quality Standards (HQS) and Inspections

- FH may conduct HQS inspections at least biennially to ensure the unit continues to meet minimum HQS requirements; however, FH is electing to conduct annual HQS inspections until an appropriate methodology can be fairly applied to units without compromising the quality of housing.
- Updating HQS inspection criteria to require heating systems in HCV units maintain an interior temperature of 70 Fahrenheit (Fresno Building Code, Section 11319) and have a working carbon monoxide detector installed.
 - *RAB member asked why we were not going to biennial inspections.*
 - *PHA: We want to further analyze our fail rate by year unit was build, by owner, etc. so that we don't neglect units that may be needing more frequent inspections. We need further analysis to assess how best to implement biennial inspections.*

VAWA 2013 Emergency Transfer Plan

- The Fresno Housing Authority has an Emergency Transfer plan for HCV residents. Update policy to account for changes per HUD's final rule including adding VAWA Emergency Transfer plan for all HUD covered programs, including HCV.
 - *RAB: no questions, very positive feedback regarding the early termination from the lease, sexual assault, and transfer within HA programs provisions.*

Subsidy Standards

- Should the Agency receive sufficient funding of Housing Assistance Payments (HAP) from HUD, the department will analyze its subsidy standards and voucher issuance policy to ensure it meets HUD requirements to expend between 95% and 98% of Budget Authority. Changes to the subsidy standards will be implemented with a memo from the Executive Director or his/her designee.
 - *RAB: no questions, very positive feedback regarding the possibility of the subsidy standards the RAB is completely aware of the lack of studio and/or zero bedroom units available.*

Housing Access and Reentry Pilot Program

- The HACF and HAFC may consider adopting policies that allows individuals formerly incarcerated to live with their families in assisted housing, while receiving supportive services. An individual who would otherwise be ineligible for assisted housing assistance must have been referred to the HACF by a partnering agency and may be considered for housing based on adjusted policy criteria associated with the programs suitability standards.

Exceptions to the suitability standards would not be extended to the following HUD required denials [24 CFR 960.204] to the following individuals:

- Persons convicted of manufacturing or producing methamphetamine on the premises of federally assisted housing;
- Any person subject to a life time registration requirement under a state sex offender registration program.

- *RAB members voiced concerns about persons who have committed criminal activity in addition to manufacturing methamphetamine and sex offenses. Specifically, residents uneasy about people who have been convicted of murder, honey oil manufacturing, domestic violence, gang members, and animal abuse crimes being able to reintegrate back into the program. Members also voiced concerns about recidivism for these activities and whether individuals would receive treatment and be held accountable for their actions. Residents wanted to ensure program criteria are upheld and resources are provided to residents before they are allowed to reintegrate.*

With there being no recommendations for other changes from the Resident Advisory Board, the meeting was adjourned at 1:50 PM.

RAB Meeting Notes for LIPH County

Date: June 6, 2017

Time: 3:30pm – 5:00pm

Location: Wedgewood Commons Community Room
2415 5th Street, Sanger, CA 93657

HMD Staff in Attendance & Introductions:

Blanca Navarro

Toni Bustamante

Laura Gonzalez-Cortes

Gary Grinstead

Gracie Bachicha

Julie Woodard

Bobby Coulter

Residents in attendance – 3 residents from site properties

Topics Discussed at RAB Meeting (Blanca presented in English/Spanish)

Resident Advisory Board (RAB):

Explained the purpose of the meeting was to discuss the Fresno Housing Authority's (FH) Annual Plan and the Admissions and Continued Occupancy Policy (ACOP). Explained that the Annual Plan is a guide required by FH's to meet goal, plan strategies, and overall goals. The ACOP is the FH's policies and procedures on certain subjects such as, occupancy standards and policies, eligibility, rent determination, and procedural guidelines on conducting inspections to name a few. Advised RAB the ACOP is available on our website at www.fresnohousing.org Explained the roles and responsibilities as the FH's RAB committee are to assist and give recommendations regarding the development and any significant amendments or modifications to the FH Plan.

Eligibility, Selection, and Admissions Policies:

Tobacco Free Policy in Public Housing:

Annual Plan:

Capital Plan:

Questions & Answers:

Questions asked specific to their individual needs and were referred back to their site office.

Q: Is the non-smoking rule only for public housing?

A: Yes, at this time it is not required for Project Based Rental Assistance.

Q: The amount of capital funds does not sound like enough to work with. How is the money used?

A: A 5-year plan is created to allocate funds each year to the most needed repairs.

Q: Will capital funds roll over into next year?

A: The funds will not but many repairs may roll into the beginning of next year

RAB Meeting Notes for LIPH County

Date: June 8, 2017

Time: 3:30pm – 5:00pm

Location: Firebaugh Education Center
Firebaugh, CA

HMD Staff in Attendance & Introductions:

Blanca Navarro

Laura Gonzalez-Cortes

Gary Grinstead

Angela Dundore

Residents in attendance – 2 residents from site properties

Topics Discussed at RAB Meeting (Blanca presented in English/Spanish)

Resident Advisory Board (RAB):

Explained the purpose of the meeting was to discuss the Fresno Housing Authority's (FH) Annual Plan and the Admissions and Continued Occupancy Policy (ACOP). Explained that the annual plan is a guide required by FH's to meet goal, plan strategies, and overall goals. The ACOP is the ACOP policies and procedures on certain subjects such as, occupancy standards and policies, eligibility, rent determination, and procedural guidelines on conducting inspections to name a few. Advised RAB the ACOP is available on our website at www.fresnohousing.org Explained the roles and responsibilities as the FH's RAB committee are to assist and give recommendations regarding the development and any significant amendments or modifications to the FH Plan.

Eligibility, Selection, and Admissions Policies:

Tobacco Free Policy in Public Housing:

Annual Plan:

Capital Plan:

Questions & Answers:

Questions asked specific to their individual needs and were referred back to their site office.

Q: Are elderly residents protected under VAWA?

A: Yes.

Q: There are many residents who currently smoke on the property, how will this policy be enforced?

A: Site staff will be walking the sites more often to enforce the policy.

Q: Is this like Section 8? (Regarding the conversions to Project Based Rental Assistance)

A: It is similar but this is project based section 8.

Resident Advisory Board (RAB) Meeting

September 12, 2017

The RAB members for Housing Management Division (HMD) met on September 12, 2017, two (2) HMD RAB meetings were held, one in Fresno County West (Firebaugh) and one in Fresno County East (Sanger). The RAB meeting consisted of public housing residents from the City of Fresno, County East and County West.

RAB Members Present:

Ruby Yanez
Venilde L. Miller
Jose Perez Hernandez

Juanita Jackson
Barbara McBride

Felipe Perez Perez
Fidela Camarillo

Housing Authority Staff Present:

Blanca Navarro, QA Analyst, HMD
Gracie Bachicha, Property Manager

Julie Woodard, Property Manager

The meetings were held to discuss the proposed changes to the 2018 Admissions and Continued Occupancy Policy (ACOP). An overview was given of what the PHA and ACOP are and the purpose of the Resident Advisory Board (RAB). The Summary of Additional Proposed changes for the 2018 ACOP was presented to allow each RAB member to provide comments.

Blanca Navarro, Quality Assurance Analyst for the Housing Management Division (HMD) led the RAB meeting. There was a recap of the previous proposed changes to inform the members that were not able to attend the first meeting. The group was engaged and actively voiced their comments, questions, and concerns. Additional topics were noted by FH staff.

Recap of Initial Proposed Changes:

Eligibility, Selection and Admission Policy

- Update policy on the Violence Against Women's Reauthorization Act (VAWA 2013) in accordance with changes per HUD's final rule including adding VAWA Emergency Transfer plan for all HUD covered programs, including other affordable housing programs.
 - *RAB: Did not receive any comments, recommendations, or questions from RAB members regarding this change.*

Tobacco Free Policy in Public Housing

- Update language for enforcing Smoke-Free in public housing to include language on "prohibited tobacco products." Language to include pipes and water pipes, and electronic nicotine delivery (ENDS), also known as e-cigarettes.
 - *RAB member added that there needs to be more designated smoking areas in some of the complexes. Need to stop the smoking of marijuana.*

- PHA: *We have designated areas and will work with Management staff to access the need of additional designated smoking areas. Public Housing is a federally funded program and the use of marijuana is illegal under federal laws. We will review the policy and HUD guidance to update/clarify language.*

Annual Plan

- Update Annual Plan to include language regarding continuing to apply to covert Fresno Housing Authority public housing portfolio to funding sources such as Project Based Rental Assistance (PBRA).
 - RAB: *Did not receive any comments, recommendations, or questions regarding this change.*

Additional Proposed Item:

Housing Access and Re-entry Pilot Program

- Update policies to include language to consider a Housing Access and Reentry Pilot Program that may allow individuals formerly incarcerated to live with their families in public housing, while receiving supportive services.

Exceptions to the suitability standards would not be extended to the following HUD required denials [24 CFR 960.204] to the following individuals:

Persons convicted of manufacturing or producing methamphetamine on the premises of federally assisted housing;

Any person subject to a life time registration requirement under a state sex offender registration program.

- *RAB members had mixed feelings about the Pilot Program. Concerns about family and neighborhood safety were a big concern throughout the committee. If the re-entry family member/participant is receiving supportive services and will need to follow the program rules, then it would be a good program. Families need to have both parents and this program would be good for the benefit of the family as a whole, but depends on the types of crimes, it should focus on the safety of the community as well. RAB members voiced concerns regarding what kinds of crimes would be considered under this Pilot Program, will local law enforcement be informed that this program exists and that the participants are in the community? How many families/participant would be housed? How soon would this be implemented? Residents wanted to ensure program regulations and lease requirements are followed. They also were concerned about the resources that would be provided that would allow the reintegration into the family and housing programs.*
- PHA: *Comments and concerns will be reviewed.*

With there being no recommendations for other changes from the Resident Advisory Board, the meeting was adjourned at 10:30 AM in Firebaugh and 2:50 PM in Sanger.

Public Comment

Responses to Public Comment received 8/15/2017 from Eric S. Payne

#	Plan, Program	(Summary of comment content)	Rationale for Why Plan Changed/Did Not Change
1	ACOP, Admin Plan	"Pursuant to the Fair Housing Act and Notice PIH 2015-19, FHA will never use arrest records or police reports as the sole basis for denying admission, terminating assistance, or evicting tenants from public or other federally subsidized housing. Additionally, FHA will not impose a blanket prohibition on any person with any conviction record and will take into account the nature, severity, and recency of an individual's criminal conduct."	<p>Admin Plan Section 4.18 and 15.4 (2018 Proposed, same as 2017)</p> <ul style="list-style-type: none"> - "A conviction for drug-related or violent criminal activity will be given more weight than an arrest for such activity." - "An arrest record, however, can trigger an inquiry into whether there is sufficient evidence for a PHA to determine that a person engaged in disqualifying criminal activity, but is not itself evidence on which to base a determination. FH will utilize other evidence such as police reports detailing the circumstances of the arrest, witness statements, and other relevant documentation to assist them in making a determination that disqualifying conduct occurred. Reliable evidence of a conviction for criminal conduct that would disqualify an individual for tenancy may also be the basis for determining that the disqualifying conduct in fact occurred." <p>ACOP Section 3.26:</p> <ul style="list-style-type: none"> - A conviction for drug-related or violent criminal activity will be given more weight than an arrest for such activity, - An arrest record, however, can trigger an inquiry into whether there is sufficient evidence for the FH to determine that a person engaged in disqualifying criminal activity, but is not itself evidence on which to base a determination. FH will utilize other evidence, such as police reports detailing the circumstances of the arrest, witness statements, and other relevant documentation to assist them in making a determination that disqualifying conduct occurred. Reliable evidence of a conviction for criminal conduct that would disqualify an individual

			<p>for tenancy may also be the basis for determining that the disqualifying conduct is fact occurred [PIH 2015-19]</p> <p>FH ACTION: FH will add verbiage in the Admissions and Continued Occupancy Plan (ACOP) and Administrative Plan to clarify that arrest records will never be used as the sole basis for denying admission, terminating assistance or evicting tenants from public or other federally subsidized housing.</p> <p>FH does not impose blanket prohibitions on persons with criminal records. The ACOP and Administrative Plan have look-back periods and policies that allow FH to consider numerous circumstances when deciding whether to deny or terminate assistance.</p>
2	Admin Plan	<p>“Families of 2 should be permitted but not required to accept studio-size voucher. The proposed change would permit the FHA to require a family of two persons to reside in a studio. Housing is already prohibitively difficult to find in Fresno County, and reducing voucher-size to families will compound the existing problem of payment standards being too low to reflect actual market level rents. This problem regularly results in families losing vouchers or porting out of Fresno.”</p>	<p>Admin Plan Section 5.2 (2018 Proposal)</p> <ul style="list-style-type: none"> - “Should FH receive sufficient funding of Housing Assistance Payments (HAP) from HUD, FH will analyze its subsidy standards and voucher issuance policy to ensure it meets HUD requirement to expend between 95% and 98% of Budget Authority.” <p>Admin Plan Section 5.2</p> <ul style="list-style-type: none"> - The commenter suggested that, “the proposed change would permit the FHA to require a family of two persons to reside in a studio.” FH policy allows for the issuance of a 1-bedroom voucher to a two-person household. <p>FH ACTION: None. The Administrative Plan is clear on its voucher issuance policy for two person households. The HA’s proposed language will allow it to analyze its voucher issuance policy regularly and make changes to ensure successful leasing and fair housing law is followed.</p>

3	Admin Plan	<p>“Living rooms should not be counted as bedrooms. I request that the Admin Plan be clarified to make explicit that the FHA will not count living rooms as bedrooms in making voucher size determinations . . . “Members of different generations should not be required to share bedrooms. Language should be added to the Administrative Plan to require that, in making voucher size determinations, the FHA will not force members of different generations to share bedrooms. . .</p> <p>“The FHA policy providing that children of the opposite sex, other than those under five (5) years old, may not be required to occupy the same bedroom should be expanded to include children of opposite gender identification, rather than acknowledging only an assigned at-birth sex designation.”</p>	<p>Administrative Plan Section 5.2 (2018 Proposed, same as 2017)</p> <ul style="list-style-type: none"> - “FH does not determine who shares a living/sleeping room. FH’s subsidy standards for determining family unit size shall be applied in a manner consistent with Fair Housing guidelines. All standards in this section relate to the size of subsidy, not the family’s actual living arrangements.” <p>Administrative Plan Section 5.6 (2018 Proposed, same as 2017)</p> <ul style="list-style-type: none"> - “HQS Guidelines for Unit Size Selected – The standards allow two persons per living/sleeping room and permit maximum occupancy levels (assuming a living room is used as a living/sleeping area) as shown in the table below. The levels may be exceeded if a room in addition to bedrooms and living room is used for sleeping.” <p>FH ACTION:</p> <p>None. HQS recognizes families cannot always locate a unit with the appropriate bedroom size for larger families and allows larger families to utilize the living room as a separate sleeping area. In addition, families are allowed to rent units larger than their voucher size, should they choose to do so, and the unit is affordable.</p> <p>The commenter suggested that FH has a voucher issuance policy that considers children of the opposite sex. FH has no such policy, however, the HA’s proposed language will allow it to analyze its voucher issuance policy regularly and make changes to ensure successful leasing and fair housing law is followed.</p>
4	ACOP, Admin Plan LOOK AT!!	<p>Verification of Disability where the initial reasonable accommodation paperwork includes appropriate verification that there is a permanent need for the accommodation, <i>or where said need remains obvious</i> to FHA staff, the household member should not be</p>	<p>Administrative Plan Section 7.9.6</p> <ul style="list-style-type: none"> - If FH receives written certification that the disability is permanent, FH will only require documentation of the disability one time. <p>Administrative Plan Section 1.14.4</p> <p>-For the purposes of reviewing a person’s request for reasonable accommodation, HUD requires, and the Administrative Plan reads as follows, “when reviewing a request for reasonable accommodation <i>the verification must clearly show that there</i></p>

		<p>required to resubmit additional verification . . .</p> <p>Where it is evident that the household submitted paperwork and said paperwork has been lost or misplaced by FHA, the burden should not be on the household member to resubmit. Approval/Denial of a Requested Accommodation consistent with applicable law, e.g., the HUD/DOJ joint statement on reasonable accommodation, the language should reflect a requirement that the FHA engage in the interactive process, i.e., change “may” to “must.”</p>	<p><i>is a nexus (a direct relationship) between the disability and the accommodation being requested. The need for the requested accommodation will be verified with a reliable, knowledgeable professional.”</i></p> <p>ACOP Section 2.8</p> <p>If a person’s disability is obvious or otherwise known to the FH, and if the need for the requested accommodation is also readily apparent or known, no further verification will be required [Joint Statement of the Departments of HUD and Justice: Reasonable Accommodations under the Fair Housing Act].</p> <p>If a family indicates that an accommodation is required for a disability that is not obvious or otherwise known to the FH must verify that the person meets the definition of a person with a disability, and that the limitations imposed by the disability require the requested accommodation.</p> <p>When verifying a disability, FH will follow the verification policies provided in Chapter 7. All information related to a person’s disability will be treated in accordance with the confidentiality policies provided in Chapter 16 (Program Administration). In addition to the general requirements that govern all verification efforts, the following requirements apply when verifying a disability:</p> <ul style="list-style-type: none"> - Third-party verification must be obtained from an individual identified by the family who is competent to make the determination. A doctor or other medical professional, a peer support group, a non-medical service agency, or a reliable third party who is in a position to know about the individual’s disability may provide verification of a disability [Joint Statement of the Departments of HUD and Justice: Reasonable Accommodations under the Fair Housing Act].
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		<ul style="list-style-type: none"> - FH must request only information that is necessary to evaluate the disability-related need for the accommodation. FH may not inquire about the nature or extent of any disability. - Medical records will not be accepted or retained in the participant file. <p>In the event that FH does receive confidential information about a person's specific diagnosis, treatment, or the nature or severity of the disability, FH will dispose of it. In place of the information, FH will note in the file that the disability and other requested information have been verified, the date the verification was received, and the name and address of the knowledgeable professional who sent the information [Notice PIH 2010-26].</p> <p>ACOP Section 7.11 Verification of disability must be receipt of SSI or SSA disability payments under Section 223 of the Social Security Act or 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001(7) or verified by appropriate diagnostician such as physician, psychiatrist, psychologist, therapist, rehabilitation specialist, or licensed social worker, using the HUD language as the verification format. If FH gets written certification that the disability is permanent, FH will only require documentation of disability one time.</p> <p>FH ACTION: Additional verification may be needed to determine the nexus between the person's disability and the accommodation. Under the protections of HIPPA, details of the person's disability are not disclosed, only that the nexus exists, allowing FH to make a justifiable decision to grant the accommodation.</p> <p>Administrative Plan Section 1.16 – Privacy Rights</p>
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			<p>The commenter suggests that, “where it is evident that the household submitted paperwork and said paperwork has been lost or misplaced by FHA, the burden should not be on the household member to resubmit.”</p> <ul style="list-style-type: none"> - The Administrative Plan reads, “Personal medical information of a confidential nature must not be retained in the client’s file.” - For this purpose, the RA Coordinator safeguards the privacy of all applicant and participants and all files are stored in a secure location only accessible by authorized staff. - The system is updated with only brief notes as to whether the accommodation was approved or denied and what the reasonable accommodation request was for; for example, a request for a Live-in Aide. No details of a person’s disability are ever recorded. <p>FH ACTION: Updated to indicate that will not verify disability when obvious or otherwise known and provided clarification regarding the definition of reasonable accommodation.</p>
5	Admin Plan	Verification Sporadic, Seasonal, and Temporary Income per 24 CFR 5.609(c)(9) temporary or sporadic income is not included I annual income because it is not predictable or reliable. FHA Admin Plan does not acknowledge this.	<p>Administrative Plan Section 6.2.2 – Annual Income Exclusions (24 CFR 5.609 (c) “Temporary, non-recurring or sporadic income (including gifts); sporadic income includes temporary payments from the U.S. Census Bureau for employment lasting no longer than 180 days.”</p> <p>FH ACTION: None. The language is already covered in the Administrative Plan, Section 6.2.2. Seasonal income is not listed as excludable income in 24 CFR 5.606. Seasonal income, such as income from IRS, teachers, agricultural workers, etc. is included as income once a pattern of anticipated income has been established.</p>
6	Admin Plan	For the same reason, it is problematic to use past year IRS tax return to project forward where such income is not predictable or included. Any proposed	<p>24 CFR 5.609 (a) Annual Income means all amounts, monetary or not, which: (1) Go to, or on behalf of, the family head or spouse (even if temporarily absent) or to any other family member; or (2) Are <i>anticipated</i> to be received during the 12-month period following admission or annual reexamination effective date . . .</p>

		language providing for this method of verification should be stricken.	FH ACTION: None. HUD requires PHAs to anticipate income to be received and has provided extensive training to staff on proper methods to calculate and anticipate income.
7	Annual Plan	<p>Life Threatening Conditions Although I recognize that under RAD, HUD requires that all units meet HQS no later than the date of the completion of the initial repairs as indicated in the RAD Conversion Commitment, FHA should require developers to comply with current code requirements and HQS as soon as possible, and should provide automatic rent abatement for tenants who are living in substandard and unsafe conditions that are in violation of HQS and/or local/state housing laws. FHA should also clarify that for existing buildings converting to RAD that will be rehabilitated, existing nonconforming building conditions are not required to be upgraded to comply with current code only at the time of RAD conversion. After the RAD rehabilitation has been completed, these buildings will be required to comply with HQS and current code. FHA should provide more information in this section about how applicants can learn more about and apply for the RAD site-based waiting lists. Will the applications be via the online Application portal (which is</p>	FH ACTION: <p>Under the RAD program, the conversion and start of construction happen concurrently. Households are assisted to find suitable temporary housing and remain relocated until the construction improvements are complete. Life threatening conditions are handled with great care and emergencies are addressed immediately.</p> <p>FH will add verbiage to the annual plan referencing Management Plan and Tenant Selection plan documents, which describe the policies and procedures for wait list management and tenant selection for RAD conversions that are no longer public housing and follow HUD Handbook 4350.3 REV-1. The documents are developed by property and made available at each site office for review by the public. RAD properties converted to project based rental assistance (PBRA) are subject to the multifamily housing requirements once converted and no longer part of the annual plan requirements.</p>

		currently not operational)? Where will there be more information for applicants to learn more about each of the RAD properties when applying for the site-based waiting lists?	
8	Admin Plan	Annual/Biennial HQS Inspections. If a particular unit or building has a negative inspection history, an annual inspection of the unit itself should be required and a sampling-based inspection method should not be used.	Administrative Plan Section 10.2.2 FH ACTION: FH is currently performing annual inspections. The comment will be taken into consideration when it is ready to implement biennial inspections.
9	Admin Plan	The proposed language seems to permit owners to be present in place of tenants. This seems like a fine change where the tenant is in agreement, however, it should be made clear in the proposed language that an owner is still required to adhere to the requirements of Cal. Civil Code 1954 regarding landlord entry to a unit, by providing proper notice. In addition, the failure of an owner to be present after committing to be present should in no case be attributed to the tenant as a missed inspection appointment.	Administrative Plan Section 10.2.1 “The owner or owner’s representative must attend the initial inspection. . . FH ACTION: None. There is no penalty to the applicant/participant when an owner does not appear for the initial move-in inspection. In many instances, the applicant/participant has not yet taken possession of the unit.
10	Admin Plan FSS	I would also recommend developing an agency “Resident Self-Sufficiency Action Plan.”	FH ACTION: FSS Plan had been developed in 2016. Referenced in Administrative plan to FH website.

11	ACOP, Admin Plan	I strongly support the Violence Against Women Reauthorization Act of 2013: Implementation in HUD Housing Programs (VAWA Rule). I hope any policy development would be made public to provide additional public comment and feedback on, pursuant to all Federally regulated statutes and laws.	FH ACTION: The ACOP and Administrative Plan proposals are available for viewing during the Public Comment period and the final Plans are located on the website at all times. Both Plans incorporate updates to VAWA policy, including a new Emergency Transfer Plan.
12	???	Enforcement of Section 3 Employment Requirements. Section 3 of the HUD Act of 1968 (12 USC §1701u, 24 CFR Part 135) provides that training and work opportunities generated by federal housing and community development projects in low income neighborhoods go, to the maximum extent possible, to residents of these communities. The law covers public housing authorities, other HUD grantees, and their contractors. The training and hiring requirement is applicable to the construction, maintenance, and operation of public housing, as well as to construction in other community development programs. Despite the far-reaching potential of this requirement, Section 3 remains underutilized. Through stronger monitoring and enforcement activities, FHA can use existing resources to improve long term employment prospects of low income people and	FH ACTION: FH agrees.

		strengthen the economic vitality of low income communities. FHA can increase local compliance with Section 3 by transferring enforcement responsibility internally by developing a compliance division.	
13		I would encourage FHA to Use Participatory Budgeting to Create Community Driven Transformation. Given the transformative nature of Participatory Budgeting (PB), I recommend that FHA use a PB process to select projects to be funded with Public Agency Funds. Participatory Budgeting is a democratic process in which community members decide how to spend part of a public budget. It begins with the convening of a Steering Committee made up of community stakeholders that create the rules and outreach strategies I partnership with government officials to ensure that the process is inclusive and meets local needs . . .	FH ACTION: FH agrees.

Public Comment

Date: September 5, 2017

Comment: PBV Internal Discussions

Submitted By: Preston Prince, CEO/Executive Director
Michael Duarte, Director of Planning & Community
Development

Comment Description:

- Allowing the PHA to attach assistance to structures in which the PHA has an ownership interest or control without following a competitive process.
- Allowing PHAs to project-base HUD-VASH and FUP vouchers in accordance with statutory and regulatory requirements of the PBV program without additional requirements for approval by HUD.

Public Comment

Date: September 12, 2017

Comment: Waiting List Internal Discussion

Submitted By: Tracewell Hanrahan, Deputy Executive Director
Aurora Ibarra, Sr. Manager - HCV
Barbara Cavey, Housing Programs Manager
Toni Bustamante, Special Programs & QA Manager

Comment Description:

- Staff held a meeting to discuss the language in the plans that provides for establishing pools of applicants and waiting lists for the Housing Choice Voucher City and County programs, Public Housing and other affordable housing programs.
- Staff discussed language clarification options including the use of words like “interest” list or “pre-application” that will enhance the understanding of the application process and support the process of performing random draws from the pool of interested applicants for the purpose of establishing a waiting list.
- Staff also discussed the addition of language to the Agency’s 2018 Annual plan to allow a Residency Preference for the Rental Assistance Demonstration (RAD) housing programs for Project Based Vouchers and Project Based Rental Assistance. This language will require updating the Annual Plan and the HCV Administrative Plan for Project Based Vouchers. Project Based Rental Assistance would be addressed in each properties Management Plan and Tenant Selection Plan as once conversion occurs the Admissions and Continued Occupancy Policy (ACOP) does apply.

BOARD MEMO

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 

CEO/Executive Director

DATE: September 22, 2017

BOARD MEETING: September 26, 2017

AGENDA ITEM: 9d

AUTHOR: Michael Duarte

SUBJECT: Residual Receipts Loan Provided to Canyon Springs Apartments

Executive Summary

The Canyon Springs Apartments ("Property") is a mixed-income 80/20 tax credit property located at 6185 N. Fig Garden Drive, Fresno, CA 93722. The Property consists of 138 units total with 28 tax credit affordable and 110 conventional market rate housing units. The tax credit units at the Property are affordable to households with incomes at or below 50 percent of the area median income.

The Property was developed in 2002 by Fresno Canyon Springs, LP, a California limited partnership. The Partnership consists of Affordable Housing Development Corporation ("General Partner"), a tax credit investor ("Limited Partner") and Better Opportunities Builder ("Managing General Partner"), which is an affiliate of Fresno Housing. Fresno Housing also participated in the development as a residual receipts lender in order to secure and support affordable housing units within the Property.

At the June 26, 2002 meeting, the Boards of Commissioners approved a \$500,000 loan to Fresno Canyon Springs, LP at a 4 percent simple interest rate, payable annually from residual receipts and a term of 30 years for the benefit of the Canyon Springs Apartments. To date, due to the terms of the loan and lack of residual income for the property, Fresno Housing has not received any principal/interest payments. As of 12/31/2016, the \$500,000 note had accrued \$281,151 in interest.

Fresno Canyon Springs, LP is currently in the process of refinancing the existing bank debt from a variable-rate mortgage that is maturing to a fixed-rate mortgage to position the asset for longterm stability. The General Partner has approached Fresno Housing staff to discuss some options available to Fresno Housing as they work through the refinancing plan.

Staff is analyzing and negotiating two different options with the General Partner and is recommending the Accelerated Repayment option. The options being discussed with the General Partner include:

- **Resubordinating Option:** Resubordinate the existing loan with either the same terms or extended terms. This option preserves the full outstanding debt, continues to accrue additional interest but would likely not yield any actual repayment for 15 years or longer.
- **Accelerated Repayment Option:** Receive an accelerated repayment for the \$500,000 principal loan balance and an additional \$75,000 for accrued interest for consideration and retirement of the full outstanding debt/loan balance of \$781,151 (as of 12/31/2016). Although, the Accelerated Repayment option would result in a discount of the outstanding accrued interest balance, it would provide Fresno Housing with an immediate cash payment of \$575,000 to further advance its mission and goals. Additionally, the affordable housing units initially supported by this loan would remain affordable due to the regulatory requirements associated with the low income housing tax credits.

Recommendation

It is recommended that the Boards of Commissioners authorize and accept the Accelerated Repayment totaling \$575,000 from Fresno Canyon Springs, LP for full consideration and retirement of the outstanding loan principal and interest in connection with the Canyon Springs Apartments totaling \$781,151 (as of 12/31/2016) and further authorize Preston Prince, CEO/Executive Director, and/or Tracewell Hanrahan, Deputy Executive Director, and/or their designee to negotiate and execute documents and related instruments in connection therewith.

Fiscal Impact

No new funds are being considered in this memo; the subject loan was approved and funded in 2002. Depending on the option desired by the Boards, the fiscal impacts will vary. The loan resubordinating option would preserve the full outstanding debt balance of \$781,151 (as of 12/31/16), continuing to accrue additional interest during the term of the loan but would likely not yield any actual repayment for 15 years or longer. Alternatively, the accelerated repayment option would provide for an immediate cash payment to Fresno Housing from Fresno Canyon Springs, LP in the amount of \$575,000.

Background Information

The Canyon Springs Apartments ("Property") is a mixed-income 80/20 tax credit property located at 6185 N. Fig Garden Drive, Fresno, CA 93722. The Property consists of 138 units total with 28 tax credit affordable and 110 conventional market rate housing units. The tax credit units at the Property are affordable to households with incomes at or below 50 percent of the area median income.

The Property was developed in 2002 by Fresno Canyon Springs, LP, a California limited partnership. The Partnership consists of Affordable Housing Development Corporation ("General Partner"), a tax credit investor ("Limited Partner") and Better Opportunities Builder ("Managing General Partner"), which is an affiliate of Fresno Housing. Fresno Housing also participated in the development as a residual receipts lender in order to secure and support affordable housing units within the Property.

RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

**RESOLUTION AUTHORIZING NEGOTIATION AND EXCELERATION OF REPAYMENT
TERMS OF A RESIDUAL RECIEPTS LOAN PROVIDED TO CANYON SPRINGS
APARTMENTS**

WHEREAS, the Housing Authority of Fresno County ("the Authority") seeks to expand the development and availability of housing opportunities for low and moderate income households within the City of Fresno; and,

WHEREAS, the Authority has utilized a variety of strategies and methods to create affordable housing opportunities; and,

WHEREAS, the Canyon Springs Apartments ("Property") are located at 6185 N. Fig Garden Drive, Fresno, CA 93722 and consists of 138 units total with 28 tax credit affordable and 110 conventional market rate housing units; and,

WHEREAS, the Property was developed in 2002 by Fresno Canyon Springs, LP, which consists of Affordable Housing Development Corporation as general partner, a tax credit investors as limited partner, and Better Opportunities Builder as managing general partner which is an affiliate of the Authority; and,

WHEREAS, at the June 26, 2002 Board of Commissioners meeting, the Board approved a residual receipts principal loan amount of \$500,000 to Fresno Canyon Springs, LP at 4% interest, payable annually from residual receipts and a term of 30 years; and,

WHEREAS, the subject loan was provided in order to support and secure affordable housing units within the mixed-income Property; and,

WHEREAS, the subject loan as of 12/31/2016 had accrued \$281,151 of loan interest; and,

WHEREAS, the Authority has negotiated and desires to accept an accelerated repayment from the borrower in the amount of \$575,000 for consideration and retirement of the full amount of outstanding debt/loan amount; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, hereby approve and accept the accelerated repayment of \$575,000

from Fresno Canyon Springs, LP for full consideration and retirement of the outstanding residual receipts loan balance and further authorized Preston Prince, CEO/Executive Director, and/or Tracewell Hanrahan, Deputy Executive Director, and/or their designee to negotiate and execute documents and related instruments in connection with this resolution.

PASSED AND ADOPTED THIS 26th DAY OF SEPTEMBER, 2017. 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 THE CITY OF FRESNO

**RESOLUTION AUTHORIZING NEGOTIATION AND EXCELERATION OF REPAYMENT
TERMS OF A RESIDUAL RECIEPTS LOAN PROVIDED TO CANYON SPRINGS
APARTMENTS**

WHEREAS, the Housing Authority of the City of Fresno ("the Authority") seeks to expand the development and availability of housing opportunities for low and moderate income households within the City of Fresno; and,

WHEREAS, the Authority has utilized a variety of strategies and methods to create affordable housing opportunities; and,

WHEREAS, the Canyon Springs Apartments ("Property") are located at 6185 N. Fig Garden Drive, Fresno, CA 93722 and consists of 138 units total with 28 tax credit affordable and 110 conventional market rate housing units; and,

WHEREAS, the Property was developed in 2002 by Fresno Canyon Springs, LP, which consists of Affordable Housing Development Corporation as general partner, a tax credit investors as limited partner, and Better Opportunities Builder as managing general partner which is an affiliate of the Authority; and,

WHEREAS, at the June 26, 2002 Board of Commissioners meeting, the Board approved a residual receipts principal loan amount of \$500,000 to Fresno Canyon Springs, LP at 4% interest, payable annually from residual receipts and a term of 30 years; and,

WHEREAS, the subject loan was provided in order to support and secure affordable housing units within the mixed-income Property; and,

WHEREAS, the subject loan as of 12/31/2016 had accrued \$281,151 of loan interest; and,

WHEREAS, the Authority has negotiated and desires to accept an accelerated repayment from the borrower in the amount of \$575,000 for consideration and retirement of the full amount of outstanding debt/loan amount; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby approve and accept the accelerated repayment of

\$575,000 from Fresno Canyon Springs, LP for full consideration and retirement of the outstanding residual receipts loan balance and further authorized Preston Prince, CEO/Executive Director, and/or Tracewell Hanrahan, Deputy Executive Director, and/or their designee to negotiate and execute documents and related instruments in connection with this resolution.

PASSED AND ADOPTED THIS 26th DAY OF SEPTEMBER, 2017. 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

BOARD MEMO

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince 
CEO/Executive Director

DATE: September 22, 2017

BOARD MEETING: Sept 26, 2017

AGENDA ITEM: 9e

AUTHOR: Tiffany Mangum

SUBJECT: Out of State Travel – CEO and Commissioners

Executive Summary

Out-of-State Travel is requested for the CEO/Executive Director and/or Commissioners* as follows:

Travel/Conference Agenda - CEO

Date	Location	Event
10/1-10/4/17	Omaha, NE	Purpose Built Communities Convening
10/19-10/20/17	Washington, DC	CLPHA Fall Meeting*
11/10-11/20/17		Vacation - CEO

**Commissioner request*

Recommendation

Boards approval of the aforementioned travel request(s).

Fiscal Impact

All travel and conference expenditures are within budget, and funds have been previously approved as part of the FY2017 Operating Budgets submitted and approved in December 2016.

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EXECUTIVE DIRECTOR'S REPORT

TO: Boards of Commissioners **DATE:** September 22, 2017
Fresno Housing Authority **BOARD MEETING:** September 26, 2017
FROM: Preston Prince  **AGENDA ITEM:** 10
CEO/Executive Director **AUTHOR:** Staff
SUBJECT: September 2017 Executive Director's Report

Planning & Community Development

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.

Development Project Overview

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

Name of Property	Status	Description/Type	Total Units
541 @ South Tower and Cedar Heights	Stabilization	541 N. Fulton St and 4532 E. Hamilton Ave, Fresno, CA Multi-Family	45
Rio Villas	Stabilization	1238 & 1264 P St., Firebaugh, CA	30

Legacy Commons Phase I	Stabilization	Walnut/Edison West Fresno, CA	64
Fenix @ Glenn/ Fenix @ Calaveras	Stabilization	240-250 N. Calaveras Street and 146 N. Glenn Avenue, Fresno, CA	30
Cueva de Oso at William Shockley Plaza	Stabilization	1445 Peach Street, Selma, CA	48
Paseo 55	Under Construction	1233 & 1245 G St, Reedley, CA	55
Renaissance at Parc Grove	Under Construction	Clinton and Angus, Fresno, CA	40
Legacy Commons Phase II	Under Construction	2255 S. Plumas, Fresno, CA	64
Memorial Village	Under Construction	302 K St, Sanger, CA	48
Magill Terrace	Pre-Dev December 2017 Closing	401 Nelson, Fowler, CA	60
Oak Grove	Pre-Dev March 2018 Closing	595 Bigger Street, Parlier, CA	56
North Fulton Street Project	Pre-Dev Sept. 2017 TCC Concept Proposal	1331 Fulton Mall, Fresno, CA	127
Chinatown Project	Pre-Dev Sept. 2017 TCC Concept Proposal	1101 F Street, Fresno, CA	57
Blackstone/Simpson Project	Pre-Dev Jan. 2018 AHSC Application	3039 N. Blackstone, Fresno, CA	45

Project Highlights

Staff submitted three proposals for the Transformative Climate Communities (TCC) program. The City of Fresno has a set-aside for \$70 million of the overall State funding. Staff submitted the North Fulton Street Project and the Chinatown Project as proposals for the Equitable Housing and Neighborhood Development strategies of the program, as well as an electric vehicle (EV) car sharing program as part of the Transit Access and Mobility strategy.

Magill Terrace began the due diligence process with Wells Fargo bank. Staff has also received loan committee approval from HUD, and anticipate a Rental Conversion Commitment (RCC) at the end of September. Construction is to begin December 2017.

Staff received preliminary notice of a Tax Credit award for the Oak Grove project in Parlier. The 56-unit complex would mirror Cueva do Oso @ William Shockley Terrace, Memorial Village and Magill Terrace developments in that it is a demolition/new construction project that will convert Low Income Public Housing to Project-Based Rental Assistance through the Rental Assistance Demonstration (RAD) program. Staff is scheduled to receive official notice of an award on September 20, 2017. The anticipated finance closing and construction start date is March 2018.

PARTNERSHIP

Overview

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

Fresno Housing is exploring several partnerships in the course of pre-development activities.

Project	Organization	Role
Southwest Fresno Planning	Southwest Fresno Community Development Corporation	Planning partner in submission of Transformative Climate Communities (TCC) Planning Grant application
Renaissance at Parc Grove	WestCare	Partner in the provision of services to property residents
Highway City Community Center	Highway City CDC Central Community Church Granville Fresno County Library	Development partners, potential service providers
Department of Community Services and Development - Low Income Weatherization Program	Association for Energy Affordability Grid Alternatives	Partners in portfolio assessment, project planning and design, and incentive approval
Permaculture at Yosemite Village and Santa Clara	Fresno Metro Ministries Natural Resources Conservation Service	Partners in the development of the community gardens and a permaculture farm - grant fund acquisition and program management
Transformative Climate Communities: Solar and Energy Efficiency	GRID Alternatives Fresno EOC	Partners in the submission of TCC funding applications

Housing Management Division

City of Fresno						
Property	Total # of Units	Total Vacant	Current Occupancy	Notice to Vacate	Approved Apps	Net Occupancy
CITY AMP 1 (SW Fresno)						
Sequoia Courts	60	1	98%	0	0	98%
Sequoia Courts Terrace	76	3	96%	1	0	95%
Monte Vista Terrace	44	0	100%	0	0	100%
CITY AMP 2 (SW Fresno)						
Sierra Plaza	70	3	96%	0	0	96%
Fairview	74	3	96%	0	0	96%

Heights						
Sierra Terrace	26	0	100%	0	0	100%
Desoto II	27	0	96%	0	0	100%
HOP Scattered	7	4	43%	0	0	43%
Mixed Family (Fresno)						
Garland Gardens	50	3	94%	2	1	92%
Cedar Courts & Inyo	191	9	95%	0	1	96%
Viking Village	39	0	100%	0	0	100%
Pacific Garden	55	4	93%	0	0	93%
Yosemite Village	68	0	100%	0	0	100%

City of Fresno Continued						
Property	Total # of Units	Total Vacant	Current Occupancy	Notice to Vacate	Approved Apps	Net Occupancy
CO AMP 1 (Pinedale/Highway City)						
Pinedale Apartments 28-24	50	1	98%	0	0	98%
Pinedale Apartments 28-32	30	0	100%	0	0	100%
DeSoto Gardens	40	0	100%	0	0	100%
Marcelli Terrace	24	0	100%	0	0	100%

Special Programs						
Property	Total # of Units	Total Vacant	Current Occupancy	Notice to Vacate	Approved Apps	Net Occupancy
(Fresno)						
Trinity	20	1	95%	0	0	95%
Alta Monte	29	0	100%	0	0	100%
Santa Clara	69	0	100%	0	0	100%
Sierra Terrace (RAD)	46	0	0%	0	0	RAD To Legacy
Mariposa Meadows	40	1	98%	0	0	98%
Emergency Housing	30	0	100%	0	0	100%

Fresno County						
Property	Total # of Units	Total Vacant	Current Occupancy	Notice to Vacate	Approved Apps	Net Occupancy
CO AMP 2 (Selma/Sanger/Fowler/Del Rey)						
Magill Terrace	19	5	74%	0	0	RAD
Del Rey Complex	29	2	93%	0	1	97%
Laton Apartments	20	1	95%	0	0	95%
Wedgewood Commons	64	1	98%	0	0	98%
Sanger HOP	7	2	71%	0	0	71%

CO AMP 3 (Reedley/Parlier/Orange Cove)						
Sunset Terrace	20	0	100%	0	0	100%
Oak Grove Apts	49	2	96%	0	0	RAD
CO AMP 4 (Firebaugh)						
Mendoza Terrace	50	2	96%	1	0	94%
Mendoza Terrace II	39	1	97%	0	0	97%
Firebaugh Elderly	30	0	100%	0	0	100%
Cardella Courts	32	2	94%	0	0	94%
CO AMP 5 (Kerman/Biola/Mendota)						
Helsem Terrace	40	0	100%	0	0	100%
Biola Apartments	12	0	100%	0	0	100%
CO AMP 6 (Huron/San Joaquin)						
Cazares Terrace	24	1	96%	0	0	96%
Cazares Terrace II	19	2	89%	0	0	89%
Huron Apartments	20	4	80%	0	0	80%
County of Fresno Continued						
Taylor Terrace	28	0	100%	1	0	96%
San Joaquin Apartments	20	3	85%	0	0	85%
Mixed Family & Special Programs (County)						
Cueva de Oso	47	0	100%	0	0	100%
Paseo 55	55	55	0%	0	47	Lease Up
Memorial Village	0	0	0%	0	0	Under Construction
Sunset Terrace II	0	0	0%	0	0	RAD
Orange Cove RAD	87	2	98%	2	0	95%
Citrus Gardens	30	4	87%	1	2	90%
Orchard Apartment (F/L)	40	1	98%	2	0	93%
Parlier Migrant Center	131	2	98%	3	0	96%
Mendota RAD	123	0	100%	0	0	100%
Mendota Farm Labor	60	3	95%	1	0	93%
Granada Commons	15	1	93%	0	0	93%
Rio Villas	29	0	100%	0	0	100%
Firebaugh Family Apts	34	0	100%	0	0	100%
Maldonado Plaza	64	2	97%	0	0	97%
Parkside Apts	50	3	94%	0	0	94%

CITY ACTIVITIES

The Housing Authority Pinedale Apartments partnered with the Pinedale Boys and Girls Club for an exciting National Night Out. The Housing Authority donated backpacks and school supplies to the community. Many of our residents were there to enjoy the food, games and raffles. It was a successful event.

On August 18, 2017, the Fresno Housing Authority, Fresno Police Department and the City of Refuge had a "Kids Night Out" at the Fairview Heights Terrace complex. The Citizen's On Patrol volunteers fingerprinted 80 of our kids during that event.

Several of the Bringing Broken Neighborhoods Back to Life volunteers donated the hot dogs, condiments, popcorn and snow cones. The City of Refuge set up a bounce house, face painting and several games. The Fresno Housing Authority raffled off 25 backpacks stuffed with school supplies. The Police Department donated kids toys and bedding which were also raffled off. A good time was had by all.

Santa Clara – On August 7th, 2017, Fresno Housing Authority Resident Services, in collaboration with FSU Parent University, began a digital literacy class at Santa Clara. Residents from Santa Clara and Alta Monte are participating in the 10-week series to learn about computer components, internet navigation, using Google applications, and creating email accounts, among other computer basics. Students are learning using Chrome books borrowed from Fresno State University. For some of the residents, this class has taught them how to create and send an email for the first time. By the end of the series, residents will have created their resumes, written an effective cover letter, and their personal biographies using Google applications

Alta Monte - Residents at Alta Monte participated in a four-week series on optimism during life's challenges. The series was held from August 9th through August 30th. Tenants shared life accounts that they have overcome. We discussed actions and thoughts assisting them with enduring their season of disappointment, despair, and heartache. Residents enjoyed the class and shared that it helped them recognize the hardships they have experienced and realize that they are stronger than they think. Tzu Chi Medical Clinic presented the second workshop of the four week series by discussing positive affirmations to increase self-esteem. Residents who participated in that class each received a book called, "Happiness Is..." courtesy of the clinic.

Trinity - On August 10, 2017, participating Trinity residents made their favorite dish or dessert to share in a taste-testing. The foods and the desserts were photographed and residents wrote down their recipes, along with a story about their favorite dish. The recipes and photos were being collected to become a part of a Renaissance cookbook to be published by the holiday season. Alta Monte residents also participated in the taste testing and photo taking. Santa Clara will have a taste testing and photo taken next month to be part of the cookbook.

COUNTY ACTIVITIES

A resident meeting was held at the Parlier Migrant Center on August 31, 2017. Enrique Munoz from the Office of Migrant Services was present at the meeting. The residents voted on April 4 and 5, 2018 as Opening Days Migrant Season 2018.

Cueva De Oso @ William Shockley Terrace - A "Welcome to the Neighborhood Event" was held on August 29, 2017. It was attended by residents, city officials, Selma PD and Fresno Housing Authority staff.

Magill Terrace - In preparation for the upcoming RAD conversion and resident relocation process, one-on-one meetings were held with each family of Magill Terrace in Fowler. Information was collected from each family allowing staff to address any concerns or special needs they will have during the relocation.

QUALITY ASSURANCE DIVISION

The QA Specialist prepared and facilitated the overview of the Affirmative Fair Housing Marketing Plan (AFHMP) at the monthly QA update meeting. A separate and more detailed training will be set up to assist site staff in completing their individual plans due this year.

During the month of August, a training was conducted solely for staff that posts Housing Authority Payments (HAP) and Consolidated Receipts for subsidy. This was to ensure consistency of disseminated information. This was a live training where site staff posted/receipted for their sites. One-on-one trainings with site staff were also conducted in August based on specific requests.

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.

Housing Choice Voucher (HCV) Leasing Update

During the month of August, the following leasing activity took place for the HCV City and County programs.

Staff performed their first random draw from the waiting list that opened and closed this June - 500 City applicants were randomly selected and scheduled to attend criminal background check appointments on 9/1/17 through 9/7/17.

We had 251 City applicant families attend their initial interviews to determine eligibility for the HCV program while others requested to reschedule their initial appointments. Some families were determined eligible and scheduled to attend mandatory briefings.

Weekly initial briefings were conducted throughout the month and 152 (139 City/13 County) new families were issued City or County vouchers. Some of the families carried over from the previous months' leasing activities and finalized their eligibility in August.

Throughout the month of August, there were 198 (115 City/83 County) new and existing participants in the office to submit their Requests for Tenancy Approval (RFTA) packets.

There were 116 (33 City/83 County) families that leased up and new HAP contracts were executed for both the City and County programs. As we move forward, the plan is to continue to lease on at an on-going steady pace.

Resident Services

Youth Finger Printing Event - 2017

Site(s): Fairview Heights

On August 18th, residents of Fairview Heights and surrounding FH residents participated in the Youth Fingerprinting event. The event was sponsored by the Fresno Police Department and Bringing Broken Neighborhoods Back to Life to engage the community while offering much needed services to residents.

Eighty (80) youth residents engaged in activities such as fingerprinting, face painting, games, bounce house, and fingernail polishing for girls provided by City of Refuge. The event also provided adults the opportunity to get information about the parent engagement program Abriendo Puertas "Opening Doors for All". All residents in attendance received hot dogs, snow cones, and drinks.

The event was especially exciting for the kids as they had the opportunity to participate in a raffle. Winners of the raffle received backpacks, school supplies, and other various prizes.

In addition to the various activities going on throughout the event, residents also engaged with the neighborhood police officers. Residents had the opportunity to play games with the officers as well as discuss some of the ways they can work together in the future to ensure the safety of the neighborhood.

Reading and Beyond Back to School Book Drive

On August 30th, the community of Parc Grove Commons were invited to join Reading and Beyond, St. George Greek Orthodox Church for fun filled back to school book drive. Families were invited to enjoy an afternoon of ice cream, games, arts and crafts, activities and reading! Children participated in literacy stations and were joined by Curious George to give out books. In total, several hundred books were donated to the children of Parc Grove.

Families were joined by the executive director of Reading and Beyond Mr. Luis Santana, Father James C. Pappas of St. George as well as the executive director of the Fresno Housing Authority; Mr. Preston Prince; They all expressed how much reading had an impact on them and what it means to be able to give books to the children of Parc Grove. The evening wrapped up on a high note, with Kopi Sotiropulos, of KMPH FOX 26's Great Day morning show; taping the enthusiastic kids at Parc Grove wishing all of Fresno a "Great Day!"



EOC - SHARP

Site(s): Oak Grove Apartments, Parlier, CA

Fresno Economic Opportunities Commission (EOC) representatives presented a California Personal Responsibility Education Program (CA PREP) workshop to youth. The workshop was titled SHARP (Sexual Health & Adolescent Risk Prevention), the youth received education regarding HIV/STD, teen pregnancy, contraceptives and increased the community development of healthy youth to reduce risky behaviors.

Photos below:

Residents at Oak Grove Apartments, Parlier, CA



The Kindness Project

Site(s): Marion Villas, Kingsburg, CA; Yosemite Village, Fresno, CA; Villa Del Mar, Fresno, CA; and Fultonia West, Fresno CA.

The Kindness Project is a community engagement activity for residents to get together and paint rocks. The Kingsburg community has been participating in the act of kindness by the community members sharing their creative style and kind words on rocks. After painting rocks, they are left around their community for collection by others. The idea reaches all ages in the community. The rule is that if a community member picks one up, it is a courtesy to leave a painted one for another. The act goes farther than Fresno. Rocks with kind words from Fresno are popping up in other communities and areas such as Yosemite National Park, Pismo, and other states such as Oregon and Washington. The program began at Marion Villas. The senior community participated in this creative act of kindness, which later moved to other sites.

Photos below:

Senior Residents at Marion Villas, Kingsburg CA; Youth Resident at Villa Del Mar and Yosemite Village in Fresno, CA





Afterschool Programs

All schools are now in session for Fresno County youth residents and the onsite After School Programs began at Fresno Housing sites. Below is a list of the current active After School Programs. The programs focus on homework completion and learning activities for youth residents that range from Kindergarten to High School. Computer Labs are also made available for homework completion. Resident Services Coordinators, Teaching Fellows, Reading and Beyond and San Joaquin Memorial facilitate the After School Programs.

Current Fresno Housing Site Schedules:

Site	Address	Days of Week	Partners
Villa Del Mar	3950 N. Del Mar Fresno, CA	Monday & Wednesdays	Fresno Housing Authority, Resident Services Coordinator
Yosemite Village	709 W California Avenue Fresno, CA	Tuesday & Thursdays	Fresno Housing Authority, Resident Services Coordinator
Cueva De Oso	1445 Peach Selma, CA	Monday & Wednesdays	Fresno Housing Authority, Resident Services Coordinator
Legacy Commons	2255 S. Plumas Street Fresno, CA	Tuesday & Thursdays	Teaching Fellows
Parc Grove Commons	2674 E. Clinton Avenue Fresno, CA	Monday – Thursday	Teaching Fellows & San Joaquin Memorial
Sequoia Courts	440 S. Modoc Avenue Fresno, CA	Monday & Wednesday	Reading and Beyond
Kuffle Terrace	100 Maple Drive Orange Cove, CA	Tuesday & Thursday	Reading and Beyond

National Night Out

National Night Out (NNO) is an annual community-building campaign that promotes police-community partnerships and community building. Every year, Fresno Housing participates in NNO events at various sites throughout Fresno County. The Housing Management and Resident Services Department teamed up in participating in the many events hosted within the communities.

Participating Sites are included below:

City	Location	FH Sites
Clovis	Boys & Girls Club	Viking Village
Del Rey	Boys & Girls Club	Del Rey Apartments
Fresno	El Dorado Park	San Ramon Apartments
Hanford	Civic Center Park	Huron Apartments Cazares Terrace Parkside Apartments
Huron	Chestnut Park	Huron Apartments Cazares Terrace Parkside Apartments
Mendota	Rojas Pierce Park	Rio Terrace Mendota Farm Labor
Orange Cove	Boys & Girls Club	Citrus Gardens Mountain View Kuffle Terrace
Parlier	Earl Ruth Park	Oak Grove Orchard Apartments
Parlier	Parlier Migrant	Parlier Migrant
Pinedale	Boys & Girls Club	Pinedale Apartments
Sanger	Sanger City Park	Sanger Memorial Wedgewood
SW Fresno	Frank B Hall	Yosemite Village Sunset Terrace Fairview Heights Legacy Commons

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.

Housing Quality Inspections – Uniform Physical Condition Standards-Voucher (UPCS-V) Inspections

On May 4, 2016, HUD published in the Federal Register a “Notice of Demonstration to Test a New Method of Assessing the Physical Conditions of Voucher-Assisted Housing.” The Housing Choice Department applied to be part of the UPCS-V Demonstration and our application was accepted for the HCV City program. Under the new demonstration, HUD began testing the UPCS-V protocol and its surrounding processes on selected PHAs. Although Fresno was selected in July 2016, HUD had begun working with other select PHAs to test their REAC software before rolling the training out to all selected PHAs.

Training for our inspections team is scheduled for October 24, 2017 with in-class training provided by the REAC team. Field training will follow on the 25th and 26th. Bobby Coulter and his IT Support team will also be involved with this project to ensure staff have the proper device requirements to utilize REACs

required UPCS-V software to perform inspections. Inspectors will be scheduled with at least 5 UPCS-V inspections per day; the remainder of their daily itinerary will be filled with regular HQS inspections.

As a participant of the demonstration program, FH will have an opportunity to provide input to HUD on refining the UPCS-V standards and processes, and – PHAs will have the ability to evaluate, test, and refine internal systems and processes.

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PARTNERSHIP

Overview

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

No activity to report.

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.

Administrative Services & Procurement

The Accounting department is in the process of closing the 2016 audit and finalizing the submission of our financial statement to HUD. These reports are due on September 30, 2017 and staff fully expects to meet the deadline. In the meantime, the department continues to process 2017 transactions and review the general ledgers in preparation for the 2017 year-end closing. The Finance team is working with program managers to update their staffing levels in preparation for the 2018 budget. Staff has attended several trainings over the past month including Yardi training, Fund Accounting training, and training on the new OMB Super Circular.

The Procurement department is in the solicitation stage of a Request for Proposal (RFP) for a licensed general contractor/construction manager (GCCM). The selected GCCM will provide pre-construction and construction services associated with three potential new developments in the City and County of Fresno. The three developments include Fulton Mall/Central Office, Chinatown, and Blackstone & Simpson. Procurement staff has been working closely with the Agency's Facilities and Communications staff, and the Downtown Partnership to prepare for the Fulton Mall grand opening this October. Our goal is to paint the exterior of the building, refresh the front landscaping, and add a monument sign on the corner of Fulton Street and Tuolumne. Procurement and Facilities staff are in the pre-solicitation stage and are completing the scopes of work to issue quotes for small purchase (QSP) for exterior painting and landscaping at the Central Office in the next few weeks.

Human Resources

Human Resources organized four Harassment Prevention training sessions for all employees, which took place on 9/11, 9/12, and 9/14. A special training just for supervisors will take place on 9/28. The HR department is also offering two sessions of Fair Housing training on 9/26 and 9/27. The second session is geared towards Housing Management staff as Fair Housing training is required for their jobs. On 9/12 we coordinated the Affirmatively Furthering Fair Housing webinar on 9/12 for key members of HMD and HCV.

Information Technology

The IT/IS department is excited to welcome Wayne Vangyi to the team as a Systems Administrator. Wayne's experience managing security, servers, mobile devices, and various help desk functionalities will be vital in his role at the Agency. Cassie Morgan, Sr. Database Administrator, recently attended Yardi Advanced Report Writing for Developers training in Santa Barbara. The training focused on creating and modifying Yardi reports. This type of training is essential as we continue to tailor Yardi to meet the needs of the Agency. The Information Systems team also has been working with department

staff over the past month developing and creating reports to monitor Key Performance Indicators across the Agency.

Structure

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

No activity to report at this time.

Strategic Outreach

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

No activity to report at this time.

Addendums

September 26, 2017



K-12 Programs



Mission Statement



To empower children and families to achieve productive, self-reliant lives.

Through our various programs, Reading and Beyond aims to provide services to the entire family in order to truly make a lasting difference.

We have 21 sites under our K-12 program where we provide literacy intervention, 12 of which are FHA locations.

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Fresno Housing Au
City sites (5):
Parc Grove
Fairview Heights
Villa Del Mar
Sequoia Courts
Yosemite Village

County sites (7):
Huron
Orange Cove (2)
Firebaugh
Kerman
Del Rey
Mendota

Fresno Housing Authority Partnership

Fresno Housing Authority Locations:

City sites (5):

Parc Grove
Fairview Heights
Villa Del Mar
Sequoia Courts
Yosemite Village



County sites (7):

Huron
Orange Cove (2)
Firebaugh
Kerman
Del Rey
Mendota



Literacy intervention

Our literacy intervention program is designed to improve students reading skills in order for them to succeed in the class room.

In order to measure and ensure quality we assess students and monitor for improvement. The DRA assessment allows us to identify a child's accuracy, fluency, and comprehension skill level.

Based on our previous results we estimate that over 70% of students that are in our program for 6+ months will improve their reading skills by at least 1 grade level

Each year Reading at Summer Academy at an effort to minimize learning loss.

What makes our Literacy Intervention effective?

- Small group instruction
- Trained instructors in Common Core standards
- Grade level book standard practices
- Continuous instructor development
- Progress monitoring with Pre and Post assessments



Evidence
FH y

350+
200+
Q





Measured Progress

Evidence- based literacy intervention offered to
FH youth

350+ students served

200+ students stayed in the programs for at least 6 mos.

Over 5,000 hours of programming

71% of long term students improved by at least 1 grade level

Summer Academy



Each year Reading and Beyond holds its Summer Academy at various locations in an effort to minimize/eliminate summer learning loss.





Special Events

Lights On

Nationwide event to promote After School Programs

National Night Out

Community leaders, groups, organizations, join the locals to promote community unity

Parc Grove Book Giveaway

Through a donation from the St. George Greek Orthodox Church we were able to partner and give away hundreds of books to the residents of Parc Grove

Questions or comments?





2017 Monthly Budget Update - Overview

*Boards of Commissioners Meeting
September 26, 2017*

Board Budget Updates – Something New

Historically

- Presented **quarterly** in the Board Update packet
- Detailed, written variance analysis
- Presentation included Operating Budget, HAP, and Mixed Finance

New

- Presented **monthly** in the Board Update packet
- Utilize charts to monitor YTD budget utilization
- Review major month to month transactions
- Staff presents Operating Budget and HAP monthly
- Mixed Finance will continue to be presented quarterly

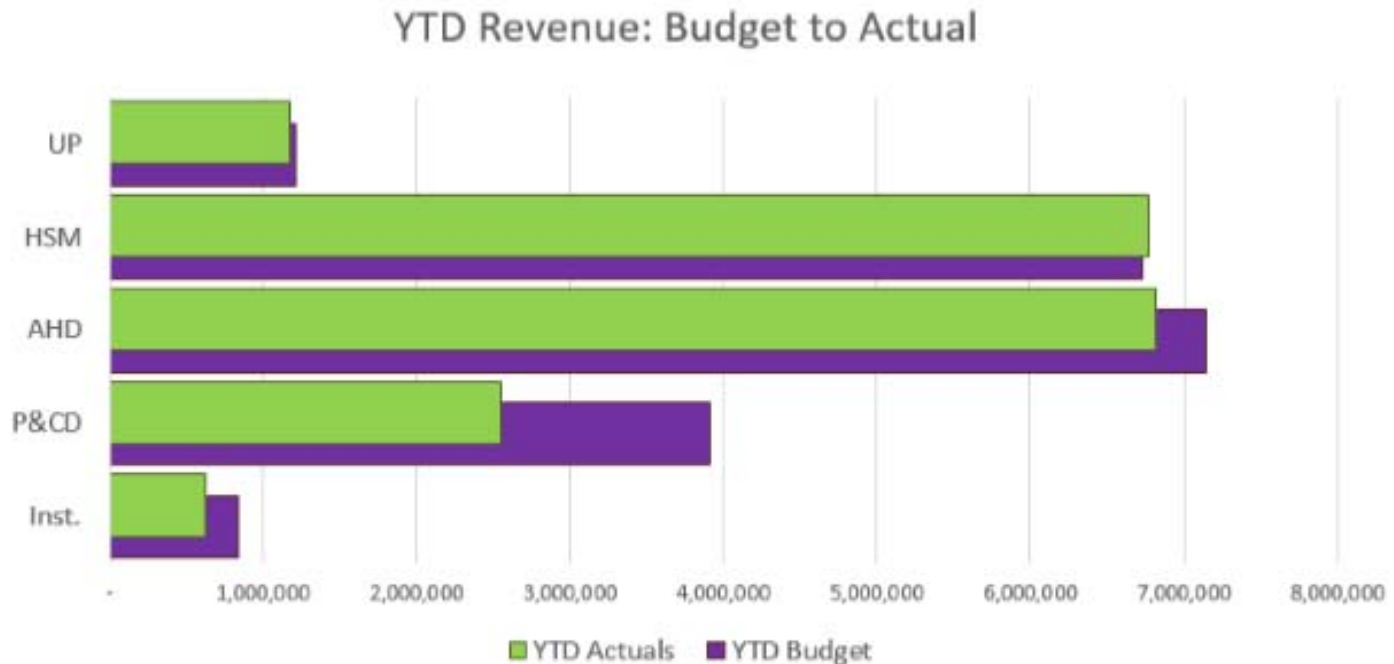
Monthly Budget Update

Fresno Housing Authority
Financial Results as of July 31, 2017

	Core			Inst.			P&CD			AHD			HSH			UP			Fresno Housing Authority		
	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals	Annual Budget	YTD Budget	YTD Actuals
OPERATING BUDGET																					
INCOME																					
NET TENANT INCOME	-	-	-	-	-	-	-	-	-	-	-	-	5,537,820	3,230,395	3,478,882	2,031,872	1,185,259	1,136,777	7,569,692	4,415,654	4,615,658
INTEREST INCOME	-	-	3,249	850,800	496,300	522,794	-	-	-	(141)	82	36,031	77,017	44,927	42,453	-	-	3	927,676	541,309	604,530
OTHER INCOME	940,298	548,507	123,432	430,400	251,067	71,901	25,752	15,022	69,515	919,954	536,640	658,018	133,866	78,089	186,181	27,555	16,074	26,185	2,477,825	1,445,398	1,135,231
ADMIN & MANAGEMENT FEE INCOME	8,225,798	4,798,382	4,527,945	150,000	87,500	31,827	-	-	-	10,961	6,394	27,196	78	46	780	-	-	-	8,386,837	4,892,322	4,587,748
DEVELOPER FEE INCOME	-	-	-	-	-	-	5,185,792	3,892,103	2,485,852	-	-	-	-	-	-	-	-	-	5,185,792	3,892,103	2,485,852
HLD GRANT INCOME	-	-	-	-	-	-	-	-	-	9,132,822	5,327,480	5,823,545	4,969,291	2,898,753	2,707,643	-	-	-	14,102,113	8,226,233	8,531,188
OTHER GRANT INCOME	-	-	-	-	-	-	-	-	-	2,185,668	1,274,809	274,214	827,645	482,793	350,510	30,420	17,745	9,210	3,043,733	1,775,346	633,933
TOTAL INCOME	9,166,096	5,346,889	4,654,625	1,431,200	834,867	626,522	5,211,544	3,907,125	2,555,367	12,249,264	7,145,404	6,819,004	11,545,717	6,735,002	6,766,447	2,089,847	1,219,078	1,172,174	41,693,668	25,188,364	22,594,140
EXPENSES																					
PAYROLL EXPENSES	5,941,548	3,465,903	3,173,428	-	-	-	1,194,986	697,075	742,436	6,668,740	3,890,098	3,424,109	2,847,970	1,661,316	1,608,245	273,951	159,805	170,925	16,927,195	9,874,197	9,119,143
ADMINISTRATIVE EXPENSES	3,414,896	1,992,023	1,677,269	609,800	355,717	675,421	1,804,394	787,685	265,644	5,408,146	2,684,694	2,879,047	2,387,791	1,392,878	1,556,820	156,774	91,452	113,154	13,781,801	7,304,448	7,167,355
TENANT SERVICES EXPENSES	53,000	30,917	10	-	-	-	-	-	-	1,697,019	989,928	274,212	16,880	9,847	24,800	4,835	2,821	66	1,771,734	1,033,512	299,087
UTILITY EXPENSES	176,850	103,163	74,608	-	-	-	-	-	-	62,000	36,167	114,460	1,870,791	1,091,295	1,002,924	196,355	114,540	121,457	2,305,996	1,345,164	1,313,449
MAINTENANCE EXPENSES	532,456	310,599	220,439	35,000	20,417	9,916	6,690	3,903	2,177	46,783	27,290	26,380	1,495,430	872,334	1,009,286	544,350	317,538	217,456	2,660,709	1,552,080	1,485,654
TAXES & INSURANCE EXPENSES	28,890	17,436	15,545	18,300	10,675	4,073	2,583	1,507	10,448	3,493	2,038	3,738	353,355	205,124	157,148	27,554	16,073	10,595	435,176	253,862	201,547
TOTAL EXPENSES	10,148,640	5,920,040	5,161,298	663,100	386,808	689,411	3,008,653	1,490,169	1,020,705	13,886,181	7,630,214	6,721,946	8,972,218	5,233,794	5,359,222	1,203,819	702,228	633,653	37,882,611	21,363,254	19,586,235
NET OPERATING INCOME	(982,544)	(573,151)	(506,673)	768,100	448,058	(62,889)	2,202,891	2,416,956	1,534,663	(1,636,917)	(484,810)	97,058	2,573,499	1,501,208	1,407,225	886,028	516,850	538,521	3,811,057	3,825,110	3,007,905
NON-OPERATING EXPENSES																					
TOTAL NON-OPERATING EXPENSES	-	-	-	-	-	-	-	-	46	222,737	129,930	73,424	713,913	416,449	124,427	43,700	25,492	2,392	980,350	571,871	200,289
TOTAL FINANCING EXPENSES	175,000	102,083	140,000	-	-	250	-	-	-	-	-	-	255,936	149,296	352,519	328,784	192,374	101,036	760,720	443,753	593,805
TOTAL ADJUSTMENTS & OPERATING TRANSFER	20,000	11,667	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000	11,667	-
TOTAL NON-OPERATING EXPENSES	195,000	113,750	140,000	-	-	250	-	-	46	222,737	129,930	73,424	969,849	565,745	476,946	373,484	217,866	103,428	1,761,070	1,027,291	794,094
NET CASH FLOW	(1,177,544)	(686,901)	(646,673)	768,100	448,058	(63,139)	2,202,891	2,416,956	1,534,617	(1,859,654)	(614,740)	23,635	1,603,650	935,463	930,279	512,544	298,984	435,093	2,049,987	2,797,819	2,213,811
UNRESTRICTED CASH FLOW	(1,177,544)	(686,901)	(646,673)				2,202,891	2,416,956	1,534,617	(1,859,654)	(614,740)	-				512,544	298,984	435,093	(321,763)	1,414,298	1,323,037
HAP REVENUE										74,075,943	41,840,828	45,074,657							74,075,943	41,840,828	45,074,657
HAP EXPENSES										76,270,048	43,572,070	45,795,551							76,270,048	43,572,070	45,795,551
NET HAP INCOME										(2,194,105)	(1,731,242)	(720,894)							(2,194,105)	(1,731,242)	(720,894)

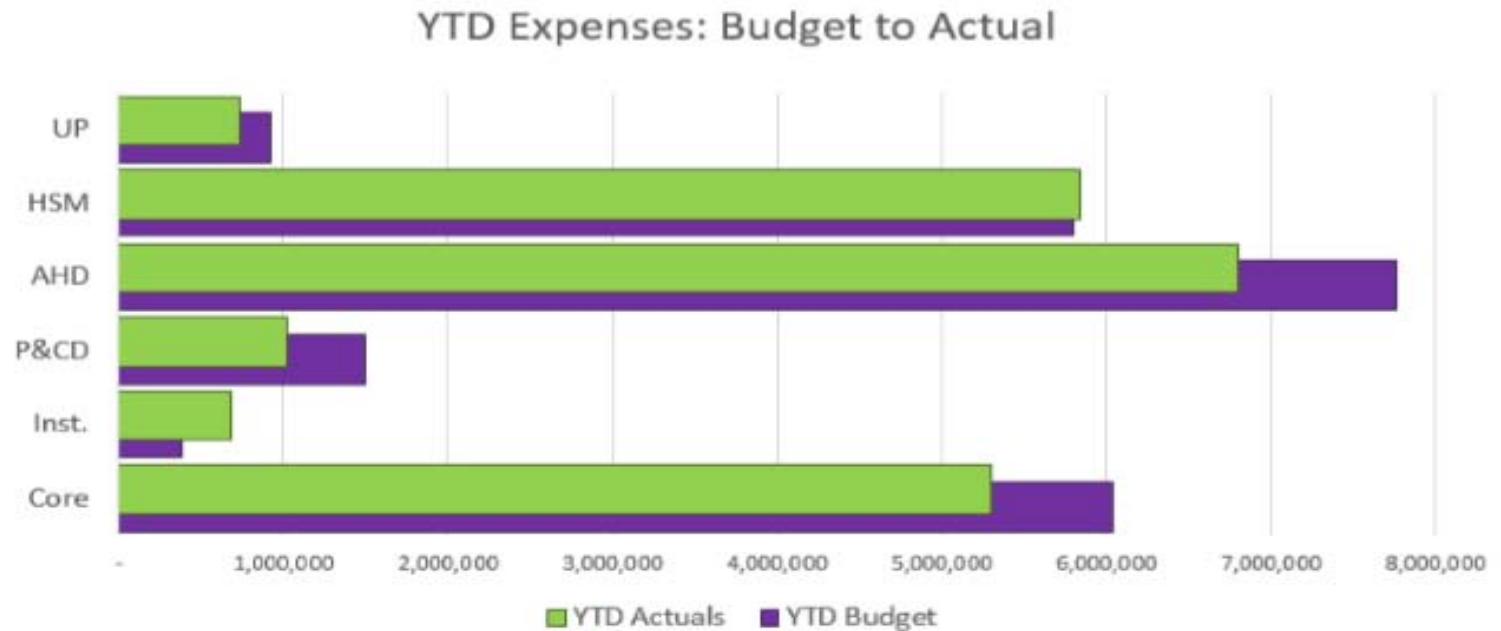
- Commissioners will continue to receive the full budget report
- Now includes the annual budget for each division and the Agency overall

Monthly Budget Update



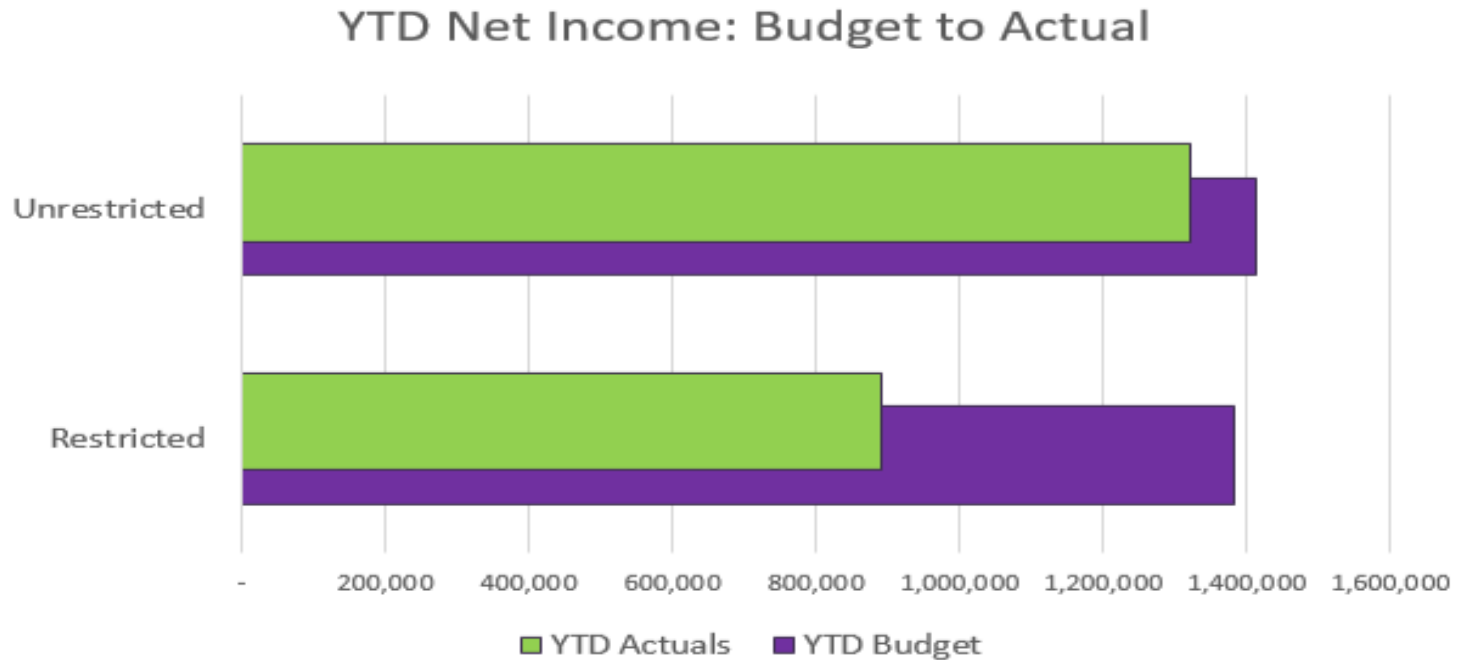
- Chart shows year-to-date revenue
- Green bar represents actual revenue received, purple is the budget
- A smaller green bar indicates the Agency has received less income than budgeted

Monthly Budget Report



- Chart shows year-to-date expenses
- Green bar represents actual revenue received, purple is the budget
- A smaller green bar indicates the Agency has expended less than budgeted

Monthly Budget Update



- Chart shows year-to-date budget utilization
- Net Income indicates the difference between revenue and expenses
- If the green bar is smaller than the purple bar, it indicates the Agency has earned less net income than budgeted

Considerations When Reviewing Monthly Budgets

- The budget is approved by the Board of Commissioners in December
- Revenue is not always received in the exact month it is budgeted, but may still come during the year
- Expenses can also fluctuate by month
- Staff will make the Board aware of any known, significant changes in annual revenue or expenses

Questions or Comments?



Development Update

September 26, 2017

Presentation Overview

- Transformative Climate Communities (TCC)
 - Planning Grant
 - Southwest Fresno Planning
 - Implementation Grants
 - Car Sharing Program (Fresno)
 - Southwest Fresno Solar Project (Fresno)
 - North Fulton Street Site (Fresno)
 - Chinatown Site (Fresno)
 - TCC Readiness Requirements
 - TCC Timeline

Transformative Climate Communities (TCC)

- New State funding source administered by the Strategic Growth Council (SGC)
- \$70 million allotment for one City of Fresno application
- Project application criterion include:
 - No larger than five square miles
 - Contain the High-Speed Rail Station Area and focus on neighborhoods within boundaries of recently adopted specific plans

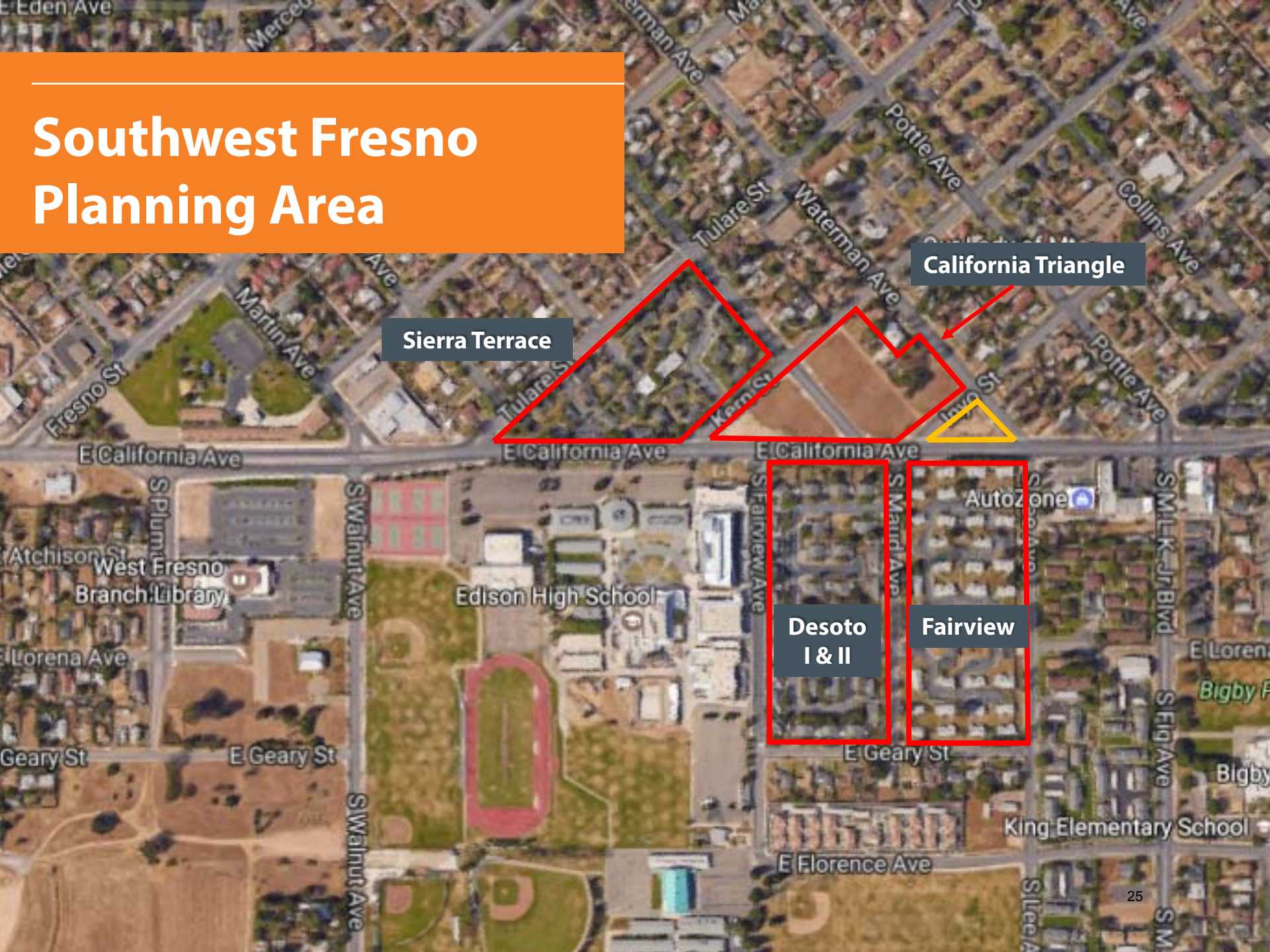
Transformative Climate Communities (TCC)

- Project application criterion continued:
 - In Fresno, these parameters lead to an area roughly encompassing Downtown, Chinatown, and Southwest Fresno.
- Eligible uses of funding include affordable housing and active transportation
 - Encourages strategies to reduce greenhouse gas emissions (GHG)
- Both planning and implementation funds available

Southwest Fresno Planning

- Planning area comprised of:
 - California Triangle (15 Parcels totaling approximately 3.4 acres off of California Avenue in Southwest Fresno)
 - Acquired from RDA July 2017
 - Sierra Terrace (46 units, former LIPH)
 - DeSoto Gardens I and II (68 LIPH units)
 - Fairview Heights Terrace (74 LIPH units)
- Potential eligibility for \$250k TCC Planning Grant application; due to Strategic Growth Council November 2017
- Partnership with Southwest Fresno Community Development Corporation (SWFCDC)

Southwest Fresno Planning Area



Sierra Terrace

California Triangle

Desoto
I & II

Fairview

Electric Car Sharing Program (Fresno)

- Electric Vehicle (EV) Car Sharing Program proposed in Downtown and Southwest Fresno
 - Locations proposed: Bitwise, City View at Van Ness, Legacy Commons, Sequoia Courts, and Parc Grove
 - Agency released RFP for Program Operator
- Board authorized submission of TCC Concept Proposal to City of Fresno August 2017
- Transitioned to an Expanded Partnership Proposal submitted September 2017; Partners include Fresno Metro Black Chamber of Commerce, Shared Use Mobility Center, Latino Equity Advocacy Policy, Inspiration Transportation, and Stantec
- \$7.28m combined TCC request; \$100k of In-Kind Commitment
- Staff will continue to provide updates

Southwest Fresno Solar Project (Fresno)

- Collaborative effort to provide energy efficient packages for solar, weatherization, and energy savings to homes and multifamily housing
- Board authorized submission of TCC Concept Proposal to City of Fresno August 2017
- GRID Alternatives submitted TCC Concept Proposal with Fresno Housing as Partner September 2017
- Seven proposed Fresno Housing sites
- \$1.9m combined single family and multifamily TCC request
- Multifamily proposes 200kw system; \$267k of Match Funding
- Staff will continue to provide updates

Southwest Fresno Solar Proposed Locations

Sequoia Courts and
Sequoia Terrace

Renaissance
at Trinity

Renaissance at
Santa Clara

Mariposa
Meadows

Yosemite Village

Legacy
Commons

Bridges at
Florence

TCC Housing Readiness Requirements

- CEQA Environmental Approvals
- Site Control
- Market Study
- Project pro-forma, Multi-year pro-forma, Sources and Uses statement and Operating budget complete
- 90% Minimum Funding Commitments
 - AHSC Funds; 4% Tax Credit Equity, Perm Loans, Etc.
- Discretionary land use approvals
- Consistent with State Relocation Assistance Law

North Fulton Street Site (Fresno)

- Proposed project concept is a 15-story mixed-use workforce (Studios to 2 Bd.'s) affordable housing development with 127 units of housing; first floor retail and subgrade parking
- Board authorized submission of TCC Concept Proposal to City of Fresno August 2017
- Agency released RFP for General Contractor/Construction Manager (GC/CM)
- TCC Concept Proposal submitted September 2017
- Staff will continue to provide updates

North Fulton Street Site (Fresno)



North Fulton Street Site Concept (Fresno)



*Renderings shown reflect draft concept only

North Fulton Street Sources and Uses

Pro Forma Sources and Uses	
Uses of Funds	Draft 9/25/17
Construction Costs	\$40,056,463
Hard Cost Contingency	\$2,002,823
Acquisition	\$1,000,000
Professional Fees	\$2,725,203
Loan Fees and other Soft Costs	\$5,995,840
Reserves	\$484,495
Developer Fee	\$7,077,168
Total Uses of Funds	\$59,341,992
Sources of Funds	Draft 9/25/17
Tax Credit Equity	\$ 22,710,247
CalHFA Permanent Loan	\$3,415,000
CalHFA Subordinate Loan	\$2,500,000
TCC Affordable Housing Loan	\$17,943,971
TCC Infrastructure Grant	\$5,089,716
GP Equity (Dev. Fee Contribution)	\$4,477,168
Deferred Developer Fee	\$400,000
GAP Financing	\$2,805,890
Total Sources of Funds	\$59,341,992
<i>*Draft estimates as of 9/25/17</i>	

Chinatown Site (Fresno)

- Concept project is proposed on .60 acres of vacant land near Downtown Fresno; 4-story mixed-use affordable housing development with 57 units of housing (Studios to 3 Bd.'s); first floor retail and parking
- Board ratified P&S Agreement August 2017 meeting
- Board authorized submission of TCC Concept Proposal to City of Fresno August 2017
- Agency released RFP for General Contractor/Construction Manager (GC/CM)
- TCC Concept Proposal submitted September 2017
- Staff will continue to provide updates

Chinatown Site (Fresno)



Chinatown Site Concept (Fresno)



*Renderings shown reflect draft concept only

Chinatown Sources and Uses

Pro Forma Sources and Uses	
Uses of Funds	<i>Draft 9/25/17</i>
Construction Costs	\$14,878,755
Acquisition	\$225,000
Hard Cost Contingency	\$743,938
Professional Fees	\$1,497,870
Loan Fees and other Soft Costs	\$2,688,102
Reserves	\$215,000
Developer Fee	\$2,593,450
Total Uses of Funds	\$22,842,115
Sources of Funds	<i>Draft 9/25/17</i>
Tax Credit Equity	\$8,239,017
CalHFA Permanent Loan	\$1,670,000
CalHFA Subordinate Loan	\$1,120,000
TCC Affordable Housing Loan	\$8,007,319
TCC Infrastructure Grant	\$2,800,000
Deferred Developer Fee	\$93,450
GAP Financing	\$912,329
Total Sources of Funds	\$22,842,115
<i>*Draft estimate as of 9/25/17</i>	

TCC Timeline

- Sep 12 – Concept Proposals Submitted to City
- Sep 20 – Project Review Day
- Sep 27 – Community Steering Committee #4
- Oct 4 – Community Steering Committee #5
- *Oct. 10th – Tentative Special Board Meeting*
- Oct 12 – City Council Workshop on TCC
- Oct 18 – City Submits Concept Proposal to SGC
- Oct 27 – SGC Announces Invite to Full Application
- Nov 30 – Deadline for Full Applications to SGC
- Jan 2018 – State Announces Grant Recipients

Questions?



Sierra Pointe Update

*Boards of Commissioners Meeting
September 26, 2017*

History of Sierra Pointe Homes

- Sierra Pointe Homebuyers Program was part of the Agency's HOPE VI revitalization plan.
- Purpose was to provide high-quality affordable housing, and homeownership opportunities for low-income families.
- Project included 53 manufactured homes in southwest Fresno, and were built between 2008 and 2009.
- The original goal was for potential homebuyers to obtain first mortgages from private lending institutions.
- To keep the units affordable homebuyers received first mortgage financing from HRFC, and received subordinate mortgages from the Authority's HOPE VI grant funds.

Loan Structure

Purchase Price	130,000
1st Mortgage: HRFC	80,000
2nd Mortgage: FH	40,000
3rd Mortgage: AHP	10,000

- 1st mortgage from HRFC: 49 loans totaling \$3.3 million dollars
- 2nd mortgages from FH utilizing HOPE VI funds: 51 loans totaling \$2.1 million dollars

Sale of HRFC Mortgages

- Self-Help Federal Credit Union has offered to buy the HRFC mortgages for 100% of the value (\$3.3 million)
 - Tentatively scheduled for November 1, 2017
- FH will deposit 20% of the portfolio's value in an account held at Self-Help (\$660 thousand)
 - Self-Help will use this account to fund any loss of expected cash flow due to a modification or loss of the loan



Presentation of Results of Audits



Discussion Topics

2

- ❑ Audits Required
- ❑ Management Responsibilities
- ❑ Auditor Responsibilities
- ❑ Results of Audit

Audits Required

3

- ❑ Annual financial audit required by HUD
- ❑ If spend > \$750,000 in federal funds, then a Single Audit is required

Management Responsibilities

4

- ❑ Preparation and fair presentation of financial statements, including notes
- ❑ Prepared in accordance with generally accepted accounting principles
- ❑ Design, implement and maintain a system of internal control
- ❑ Financial statements free from material misstatement, whether due to fraud or error

Auditor Responsibilities

5

- ❑ Express opinion on financial statements
- ❑ Conduct audit in accordance with generally accepted auditing standards and *Government Auditing Standards*
 - ❑ Plan and perform audit to obtain reasonable, not absolute assurance, that financial statements are free from material misstatement
- ❑ Procedures performed based on auditor's judgment

Auditor Responsibilities

6

- ❑ Assessment of risk
 - ❑ Nature of entity
 - ❑ Structure, ownership and governance
 - ❑ Industry, regulatory and other external matters
 - ❑ Financial statement reporting
 - ❑ Fraud
 - ❑ **NOT** a fraud audit
 - ❑ Evaluation of internal control, but not to express an opinion on internal control

Results of Audit

7

- ❑ Scope
 - ❑ Financial audit of Housing Authority of City
 - ❑ Financial audit of Housing Authority of County
 - ❑ Single audits of both
- ❑ Initial communication to Audit Committee at 2/7/17 meeting
- ❑ Communicated results of audit to Audit Committee at 9/13/17 meeting

Results of Audit

8

- ❑ Timing
 - ❑ Interim – February 2017
 - ❑ Final began in April 2017 and continued to early September
- ❑ Unmodified opinion issued for both Authorities

Results of Audit

9

- ❑ Summary financial results
 - ❑ City
 - ❑ Assets increased \$2.6 million
 - ❑ Liabilities increased \$2.6 million
 - ❑ Net position no material change
 - ❑ County
 - ❑ Assets increased \$8.7 million
 - ❑ Liabilities increased \$6.0 million
 - ❑ Net position increased \$2.7 million

Results of Audit

10

❑ Single Audit

❑ City

- ❑ \$54 million in federal expenditures
- ❑ Section 8 Housing Voucher Program was major program (\$45 million out of \$54 million)
- ❑ 2 findings and no questioned costs

❑ County

- ❑ \$43 million in federal expenditures
- ❑ Section 8 Housing Voucher Program and Public Housing Capital Funds Program were major programs (\$38 million out of \$43 million)
- ❑ 2 findings and no questioned costs

Results of Audit

11

- ❑ No changes in accounting principles
- ❑ Estimates in preparing statements
 - ❑ Useful lives, collectability of grants, notes and related party receivables, allowance for doubtful accounts, actuarial valuation of pension liability
 - ❑ All found to be reasonable and have a sound basis

Results of Audit

12

- ❑ No material weaknesses
- ❑ 2 significant deficiencies
 - ❑ Timely reconciliation of pooled cash accounts
 - ❑ Improvements needed in year-end closing process
- ❑ Other matters
 - ❑ Segregation of duties – cash receipts
 - ❑ Review of actuarial assumptions and testing of census data
 - ❑ General ledger account balances
 - ❑ Schedule of Federal Financial Assistance

Results of Audit

13

- ❑ No audit adjustments
- ❑ No disagreements with management
- ❑ Management provided representations to us at the end of the audit
- ❑ No consultations with other accountants
- ❑ We remain available to Authorities as a resource throughout the year



Questions



Audit Results

- Results can be found in the Schedule of Findings and Questioned Costs in the Audit.
 - 2016 Results
 - Unmodified opinion on financial reports and compliance (i.e. fairly presented)
 - No material weaknesses or significant deficiencies in compliance
 - No material weaknesses and two significant deficiencies in internal controls in financial reporting
 - No questioned costs

Findings

- Timely Reconciliation of Pooled Cash Accounts
 - Auditor's recommend that pooled cash accounts are reconciled more timely
 - Management agrees and is already caught up through July 2017.
- Audit Preparedness
 - Auditor's recommend that the Agency adhere to agreed-upon timelines for the audit.
 - Management agrees and will be more prepared for the 2017 audit.

Management Recommendations

- Cash Receipts
 - Auditor's recommend that the duties of collecting cash for Fraud Recoveries (approx. \$40,000/year) are segregated.
 - Management agrees and has already addressed the control.
- Reviewing Actuarial & CalPERS Census Data
 - Auditor's recommend that the Agency perform the review of underlying census data provided by CalPERS for the GASB 68 requirements
 - Management agrees, and is planning a training for staff on how to review and analyze the information.

Management Recommendations

- General Ledger Accounts
 - Auditor's recommend that GL accounts be reviewed and adjustments made before the audit begins.
 - Management agrees and is implementing a monthly close process that will eliminate most year-end adjustments.
- Schedules of Federal Financial Assistance
 - Auditor's recommend the SEFA is presented in accordance with the Uniform Guidance.
 - Management agrees and is investigating systems that will allow for this control.

Questions or Comments?



2018

Public Housing Agency (PHA) Plan

September 26, 2017

Board of Commissioners Meeting

By Angie Nguyen

Public Comment Period

- Public comment received August 15 from SCCCD Trustee Area #2
- Public comment regarding preferences for PBV waitlist.
- Public comment regarding HCV Waiting List
- LIPH RAB conducted September 12
- The 45-day public comment period ended September 20, 2017.

Development / Asset Management

- Description on how the PHA will carry out its Asset Management functions as applicable to its public housing inventory.
- Updates for 2018 Annual Plan include:
 - Completed conversions and new construction currently underway in the City and County
 - Anticipated new developments using demolition, rehab, or new construction

2018 Admin / ACOP Plan Updates

- Violence Against Women Reauthorization Act 2013 (VAWA 2013)
 - HUD requires that all current residents and applicants who have been denied housing, housing assistance, or terminated assistance receive a copy of the new updated HUD published forms.
 - Update policy to account for changes per HUD's final rule, including adding a VAWA Emergency Transfer Plan for all HUD-covered programs.
 - Required by law.

2018 Admin / ACOP Plan Updates cont.

- Housing Access and Re-entry program
 - Update policies to include language to consider a Housing Re-entry Program allowing individuals formerly incarcerated to live with their families in public and/or assisted housing, while receiving supportive services; **20 vouchers for new admissions in Admin Plan.**
- Prioritization of available vouchers
 - A prioritization will be applied to mobility of targeted vouchers, PBVs, PBRA, and VAWA requests for next available voucher and applying caps where applicable.

2018 Admin / ACOP Plan Updates cont.

- Update screening policies to not use arrest record as sole determination in denying or terminating assistance
- Applications and Waitlist Management
 - Update policies for language clarification using words like “interest list” or “pre-application”.

2018 ACOP Plan Updates

- Included option for lottery draw from interest list
- Smoke-Free Public Housing
 - Update policy allowing for enforcement of prohibited tobacco products at public housing properties.
 - Required by law.

2018 Admin Plan Updates

- Waitlist Selection
 - Increase residency preference points for waitlisted applicants from 10 points to 15 points.
 - Added language specifying the interest list will remain open for limited preference and referral based programs only.
- Eligibility
 - Update definition of foster child temporarily away from the home; up to 18 months.
 - Clarify role of co-head at initial eligibility.
 - Update policy when both parents are on the waiting list and both are claiming the children. Proposed policy allows consideration of school records, court documents, financial documents, CalWorks, etc.

2018 Admin Plan Updates cont.

- Voucher Issuance and Briefings
 - Include VAWA 2013 certification form as part of briefing packet (required by law).
 - Clarify policy allowing any adult member to attend briefing on behalf of family.
 - Clarify policy requiring criminal background screening of an adult (acting as a guardian) being brought into household when a child is the sole remaining member of the household.
 - Allows for changes to subsidy standard and voucher issuance policy in the event of sufficient funding.

2018 Admin Plan Updates cont.

- Housing Quality Standard (HQS) Inspections
 - HQS inspections will be conducted annually until an appropriate methodology can be fairly applied to units without compromising the quality of housing.
 - Update policy requiring that the heating system in HCV units must maintain an interior temperature of 70 degrees and have installed and working carbon monoxide detectors.

2018 Admin Plan Updates cont.

- Reexaminations
 - Change reporting requirements from 10 days to 30 days for families to report changes in income and household composition.
- Contract Terminations
 - Update policy regarding VAWA 2013 as a mutual cause for termination of the lease (required by law).
- Update policy to allow changes to subsidy standard and voucher issuance policy based upon further analysis, funding, staff recommendations, and board decision.

Project-Based Vouchers

- Added language specifying that the HAFC selects families from the interist list according to date/time, unless a lottery selection method is used, in which case random selection by bedroom size will occur.
- Added Residency and Elderly/Disabled preferences for PBV waitlist selection.
- Update policy to select PBV without a competitive selection process.

Recommendation

- It is recommended that the Boards of Commissioners of the Housing Authority of the City and the Housing Authority of Fresno County approve and adopt the amendments to the 2017 PHA Annual Plan.
- Submit to HUD by October 17, 2017.

Questions?

Public Comment

Responses to Public Comment received 8/15/2017 from Eric S. Payne

#	Plan, Program	(Summary of comment content)	Rationale for Why Plan Changed/Did Not Change
1	ACOP, Admin Plan	"Pursuant to the Fair Housing Act and Notice PIH 2015-19, FHA will never use arrest records or police reports as the sole basis for denying admission, terminating assistance, or evicting tenants from public or other federally subsidized housing. Additionally, FHA will not impose a blanket prohibition on any person with any conviction record and will take into account the nature, severity, and recency of an individual's criminal conduct."	<p>FH ACTION: FH addressed and agrees with author, and added clarifying verbiage in the Admissions and Continued Occupancy Plan (ACOP) and Administrative Plans to clarify that arrest records will never be used as the sole basis for denying admission, terminating assistance or evicting tenants from public or other federally subsidized housing.</p> <p>FH does not impose blanket prohibitions on persons with criminal records. The ACOP and Administrative Plan have look-back periods and policies that allow FH to consider numerous circumstances when deciding whether to deny or terminate assistance.</p> <p>Admin Plan Section 4.19 and 15.4, ACOP 3.26 (2018 Proposed, same as 2017) Although an arrest record cannot solely be used for denying or terminating program assistance, an arrest record can trigger an inquiry into whether there is sufficient evidence for the FH to determine that a person engaged in disqualifying criminal activity, but is not itself evidence on which to base a determination. FH will utilize other evidence...</p>
2	Admin Plan	"Families of 2 should be permitted but not required to accept studio-size voucher. The proposed change would permit the FHA to require a family of two persons to reside in a studio. Housing is already prohibitively difficult to find in	<p>FH ACTION: FH clarified current policy with author. FH does not mandate that families of 2 receive studio-size vouchers. There is no proposed change on this policy at this time and will continue the issuance of a 1-bedroom voucher to a two-person household. However, this will be part of the ongoing analysis for future recommendations regarding payment and subsidy standards. Added additional language in the admin</p>

		Fresno County, and reducing voucher-size to families will compound the existing problem of payment standards being too low to reflect actual market level rents. This problem regularly results in families losing vouchers or porting out of Fresno.” The commenter suggested that, “the proposed change would permit the FHA to require a family of two persons to reside in a studio.”	<p>plan regarding subsidy size analysis.</p> <p>Admin Plan Section 5.2 (2018 Proposal)</p> <p>“Should FH receive sufficient funding of Housing Assistance Payments (HAP) from HUD, FH will analyze its subsidy standards and voucher issuance policy to ensure it meets HUD requirement to expend between 95% and 98% of Budget Authority.”</p>
3	Admin Plan	<p>“Living rooms should not be counted as bedrooms. I request that the Admin Plan be clarified to make explicit that the FHA will not count living rooms as bedrooms in making voucher size determinations . . . “Members of different generations should not be required to share bedrooms. Language should be added to the Administrative Plan to require that, in making voucher size determinations, the FHA will not force members of different generations to share bedrooms. . .</p> <p>“The FHA policy providing that children of the opposite sex, other than those under five (5) years old, may not be required to occupy the same bedroom should be expanded to include children of opposite gender identification, rather than acknowledging only an assigned at-birth sex designation.”</p>	<p>FH ACTION:</p> <p>FH addressed clarified to author the current policy as it applies to living room for purposes bedroom sizes and voucher issuance. Recommendation is noted and will be considered upon further analysis, funding and board decision.</p> <p>Current policy allows families to rent units larger than their voucher size, should they choose to do so, and the unit is affordable. Further, FH does not determine who shares a living/sleeping room. FH’s subsidy standards for determining family unit size shall be applied in a manner consistent with Fair Housing guidelines. All standards in this section relate to the size of subsidy, not the family’s actual living arrangements. HQS standards allow two persons per living/sleeping room and permit maximum occupancy levels (assuming a living room is used as a living/sleeping area) as shown in the table below. The levels may be exceeded if a room in addition to bedrooms and living room is used for sleeping.</p>

4	ACOP, Admin Plan	<p>Verification of Disability where the initial reasonable accommodation paperwork includes appropriate verification that there is a permanent need for the accommodation, <i>or where said need remains obvious</i> to FHA staff, the household member should not be required to resubmit additional verification . . .</p> <p>Where it is evident that the household submitted paperwork and said paperwork has been lost or misplace by FHA, the burden should not be on the household member to resubmit. Approval/Denial of a Requested Accommodation consistent with applicable law, e.g., the HUD/DOJ joint statement on reasonable accommodation, the language should reflect a requirement that the FHA engage in the interactive process, i.e., change “may” to “must.”</p>	<p>FH ACTION: FH addressed and agrees with author. Current policies are consistent with fair Housing laws, added clarifying language regarding when disability is obvious or otherwise known.</p> <p>Current policy states the FH will only require verification if not indicated as permanent by a third party.</p> <p>Administrative Plan Section 1.14.4 -For the purposes of reviewing a person’s request for reasonable accommodation, HUD requires, and the Administrative Plan reads as follows, “when reviewing a request for reasonable accommodation <i>the verification must clearly show that there is a nexus (a direct relationship) between the disability and the accommodation being requested.</i> The need for the requested accommodation will be verified with a reliable, knowledgeable professional.”</p> <p>Additional requirements indicate medical information may not be contained in the file, which FH is current in the policy.</p> <ul style="list-style-type: none"> - FH must request only information that is necessary to evaluate the disability-related need for the accommodation. FH may not inquire about the nature or extent of any disability. - Medical records will not be accepted or retained in the participant file. <p>In the event that FH does receive confidential information about a person’s specific diagnosis, treatment, or the nature or severity of the disability, FH will dispose of it. In place of the information, FH will note in the file that the disability and other requested information have been verified, the date the verification was received, and the name and address of the knowledgeable professional who sent the information [Notice PIH 2010-26].</p>
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			<p>ACOP Section 2.8</p> <p>If a person’s disability is obvious or otherwise known to the FH, and if the need for the requested accommodation is also readily apparent or known, no further verification will be required [Joint Statement of the Departments of HUD and Justice: Reasonable Accommodations under the Fair Housing Act].</p> <p>If a family indicates that an accommodation is required for a disability that is not obvious or otherwise known to the FH must verify that the person meets the definition of a person with a disability, and that the limitations imposed by the disability require the requested accommodation.</p> <p>When verifying a disability, FH will follow the verification policies provided in Chapter 7. All information related to a person’s disability will be treated in accordance with the confidentiality policies provided in Chapter 16 (Program Administration). In addition to the general requirements that govern all verification efforts, the following requirements apply when verifying a disability:</p> <ul style="list-style-type: none"> - Third-party verification must be obtained from an individual identified by the family who is competent to make the determination. A doctor or other medical professional, a peer support group, a non-medical service agency, or a reliable third party who is in a position to know about the individual’s disability may provide verification of a disability [Joint Statement of the Departments of HUD and Justice: Reasonable Accommodations under the Fair Housing Act]. <p>ACOP Section 7.11</p> <p>Verification of disability must be receipt of SSI or SSA disability payments under Section 223 of the Social Security Act or 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001(7) or verified by appropriate</p>
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			<p>diagnostician such as physician, psychiatrist, psychologist, therapist, rehabilitation specialist, or licensed social worker, using the HUD language as the verification format. If FH gets written certification that the disability is permanent, FH will only require documentation of disability one time.</p> <p>Additional verification may be needed to determine the nexus between the person's disability and the accommodation. Under the protections of HIPPA, details of the person's disability are not disclosed, only that the nexus exists, allowing FH to make a justifiable decision to grant the accommodation.</p> <p>Administrative Plan Section 1.16 – Privacy Rights The commenter suggests that, “where it is evident that the household submitted paperwork and said paperwork has been lost or misplaced by FHA, the burden should not be on the household member to resubmit.”</p> <ul style="list-style-type: none"> - The Administrative Plan reads, “Personal medical information of a confidential nature must not be retained in the client's file.” - For this purpose, the RA Coordinator safeguards the privacy of all applicant and participants and all files are stored in a secure location only accessible by authorized staff. - The system is updated with only brief notes as to whether the accommodation was approved or denied and what the reasonable accommodation request was for; for example, a request for a Live-in Aide. No details of a person's disability are ever recorded. -
5	Admin Plan	Verification Sporadic, Seasonal, and Temporary Income per 24 CFR 5.609(c)(9) temporary or sporadic income is not included I annual income because it is not predictable or reliable. FHA Admin Plan does not acknowledge this.	<p>FH ACTION: FH clarified the policy with author. Current policy complies with federal regulation and indicates a time-period for temporary income.</p> <p>Administrative Plan Section 6.2.2 – Annual Income Exclusions (24 CFR 5.609 (c) “Temporary, non-recurring or sporadic income (including gifts); sporadic income includes temporary payments from the U.S. Census Bureau for employment lasting no longer than 180 days.”</p>

			The language is already covered in the Administrative Plan, Section 6.2.2. Seasonal income is not listed as excludable income in 24 CFR 5.606. Seasonal income, such as income from IRS, teachers, agricultural workers, etc. is included as income once a pattern of anticipated income has been established.
6	Admin Plan	For the same reason, it is problematic to use past year IRS tax return to project forward where such income is not predictable or included. Any proposed language providing for this method of verification should be stricken.	<p>FH ACTION: FH clarified policy with author. HUD requires PHAs to anticipate income to be received and has provided extensive training to staff on proper methods to calculate and anticipate income. 24 CFR 5.609 (a) Annual Income means all amounts, monetary or not, which: (1) Go to, or on behalf of, the family head or spouse (even if temporarily absent) or to any other family member; or (2) Are <i>anticipated</i> to be received during the 12-month period following admission or annual reexamination effective date .</p>
7	Annual Plan	Life Threatening Conditions Although I recognize that under RAD, HUD requires that all units meet HQS no later than the date of the completion of the initial repairs as indicated in the RAD Conversion Commitment, FHA should require developers to comply with current code requirements and HQS as soon as possible, and should provide automatic rent abatement for tenants who are living in substandard and unsafe conditions that are in violation of HQS and/or local/state housing laws. FHA should also clarify that for existing buildings converting to RAD that will be rehabilitated, existing nonconforming building conditions are not required to	<p>FH ACTION: FH addressed and agrees with author. Under the RAD program, the conversion and start of construction happen concurrently. Households are assisted to find suitable temporary housing and remain relocated until the construction improvements are complete. Life threatening conditions are handled with great care and emergencies are addressed immediately.</p> <p>FH will add verbiage to the annual plan referencing Management Plan and Tenant Selection plan documents, which describe the policies and procedures for wait list management and tenant selection for RAD conversions that are no longer public housing and follow HUD Handbook 4350.3 REV-1. The documents are developed by property and made available at each site office for review by the public. RAD properties converted to project based rental assistance (PBRA) are subject to the multifamily housing requirements once converted and no longer part of the annual plan requirements.</p>

		be upgraded to comply with current code only at the time of RAD conversion. After the RAD rehabilitation has been completed, these buildings will be required to comply with HQS and current code. FHA should provide more information in this section about how applicants can learn more about and apply for the RAD site-based waiting lists. Will the applications be via the online Application portal (which is currently not operational)? Where will there be more information for applicants to learn more about each of the RAD properties when applying for the site-based waiting lists?	
8	Admin Plan	Annual/Biennial HQS Inspections. If a particular unit or building has a negative inspection history, an annual inspection of the unit itself should be required and a sampling-based inspection method should not be used.	FH ACTION: FH addressed and agrees with author. Administrative Plan Section 10.2.2 FH is currently performing annual inspections. The comment will be taken into consideration when it is ready to implement biennial inspections.
9	Admin Plan	The proposed language seems to permit owners to be present in place of tenants. This seems like a fine change where the tenant is in agreement, however, it should be made clear in the proposed language that an owner is still required to adhere to the requirements of Cal. Civil Code 1954 regarding landlord entry to a unit, by providing proper notice. In	FH ACTION: FH clarified policy with author. There is no penalty to the applicant/participant when an owner does not appear for the initial move-in inspection. In many instances, the applicant/participant has not yet taken possession of the unit. Administrative Plan Section 10.2.1 “The owner or owner’s representative must attend the initial inspection. . .

		addition, the failure of an owner to be present after committing to be present should in no case be attributed to the tenant as a missed inspection appointment.	
10	Admin Plan FSS	I would also recommend developing an agency “Resident Self-Sufficiency Action Plan.”	FH ACTION: FH addressed and agrees with author. The FSS Plan had been developed in 2016 and has subsequently been referenced in the admin plan and will be made available on the FH website. Although a Resident Services Plan exists, it has not been made available on FH website. This will be modified to align with Board goals and community strategies.
11	ACOP, Admin Plan	I strongly support the Violence Against Women Reauthorization Act of 2013: Implementation in HUD Housing Programs (VAWA Rule). I hope any policy development would be made public to provide additional public comment and feedback on, pursuant to all Federally regulated statutes and laws.	FH ACTION: FH clarified with author. The ACOP and Administrative Plan proposals are available for viewing during the Public Comment period and the final Plans are located on the website at all times. Both Plans incorporate updates to VAWA policy, including a new Emergency Transfer Plan. VAWA policies were updated and made available as an appendix to the 2018 proposed admin plans.
12		Enforcement of Section 3 Employment Requirements. Section 3 of the HUD Act of 1968 (12 USC §1701u, 24 CFR Part 135) provides that training and work opportunities generated by federal housing and community development projects in low income neighborhoods go, to the maximum extent possible, to residents of these communities. The law covers public housing authorities, other HUD grantees, and their contractors. The training and hiring requirement is	FH ACTION: FH addressed and agrees with author and topic will continue to be part of internal discussions.

		applicable to the construction, maintenance, and operation of public housing, as well as to construction in other community development programs. Despite the far-reaching potential of this requirement, Section 3 remains underutilized. Through stronger monitoring and enforcement activities, FHA can use existing resources to improve long term employment prospects of low income people and strengthen the economic vitality of low income communities. FHA can increase local compliance with Section 3 by transferring enforcement responsibility internally by developing a compliance division.	
13		I would encourage FHA to Use Participatory Budgeting to Create Community Driven Transformation. Given the transformative nature of Participatory Budgeting (PB), I recommend that FHA use a PB process to select projects to be funded with Public Agency Funds. Participatory Budgeting is a democratic process in which community members decide how to spend part of a public budget.	FH ACTION: FH will take into consideration for future budget planning strategies.