



# Board of Commissioners Meeting

December 13, 2022

# AGENDA

## Regular Joint Meeting of the Boards of Commissioners of Fresno Housing

5:00 PM • DECEMBER 13, 2022

**Per the Boards of Commissioners' adoption of a resolution pursuant to AB 361, this Board Meeting will be held via video and audio conferencing, and in-person. The meeting can be accessed by members of the public as follows:**

**Meeting Location: 1260 Fulton Street (2<sup>nd</sup> Floor), Fresno, CA 93721**

**Via Zoom: <https://us06web.zoom.us/j/85285652857?pwd=QXVRdkVqaitLY2NtT3F4TTBmQ01ZQT09>**

**To join via teleconference, call: (669) 900-6833. Meeting ID: 852 8565 2857.**

**Passcode: 791929.**

*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) 443-8493 or ExecutiveOffice@fresnohousing.org, TTY 800-735-2929.*

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### 1. Call to Order and Roll Call

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### 2. Approval of agenda as posted

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

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### 3. Presentations and Announcements

*Fresno Housing special acknowledgments and presentations.*

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### 4. Public Comment and Presentations

*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 and 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.*

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### 5. 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)*

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### 6. County – Election of the Board Chair and Vice Chair for the 2023-2024 Biennial

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### 7. Governance Matters

- a. CEO's Report – Presented by Tyrone Roderick Williams
  - b. Commissioners' Report
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**8. 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 for the Joint Regular Board Meeting on October 25, 2022  
*Approval of the minutes of the Board Meetings.*
- b. Consideration of the Policy Regarding Transgender, Gender Non-Conforming and Transitioning Employees Policy  
*Approval of a new Agency policy.*
- c. Consideration of Approval of Omnibus Closing Resolutions for Citrus Gardens  
*Approval of financing structure and omnibus resolutions for Citrus Gardens closing.*
- d. Consideration of Approval of Amendment to HACF Loan Documents and Omnibus Resolution for The Monarch @ Chinatown  
*Approval of amended loan documents and omnibus resolution to reflect increased HACF Loan.*
- e. Update on the Sale of the Former Parlier Office and Land  
*Update regarding amended acreage and purchase price.*
- f. Consideration of Construction Rehabilitation Contract – Sequoia Courts Terrace  
*Approval of general construction contract to make improvements at Sequoia Courts Terrace.*
- g. Consideration of the 2023 Proposed Utility Allowance Schedules – Low-Income Housing Tax Credit Programs  
*Approval of the 2023 utility allowance rates for tax credit properties.*

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**9. Staff Presentations and Discussion Items**

- a. Real Estate Development Update  
*An overview of activities and deliverables to date.*

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**10. Action**

- a. Consideration of 2023 Budgets for Agency Operating and Housing Assistance Payments  
*Adoption of the proposed 2023 Agency budgets.*

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**11. Closed Session**

- a. PUBLIC EMPLOYEE EVALUATION  
Title: CEO/Executive Officer
- b. CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Government Code Section 54957.6  
Agency designated representatives: Tyrone R. Williams and Jeff Cardell

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Employee organization: SEIU Local 521

- c. CONFERENCE WITH REAL PROPERTY  
NEGOTIATORS (Pursuant to Government  
Code § 54954.5(b))

Property Address: 1302 Fulton Street, Fresno, CA 93721

Agency negotiator: Tyrone Roderick Williams

Negotiating parties: Housing Authority of the City of Fresno;  
Longs Drug Stores California, L.L.C.

Under negotiation: Price and Terms

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**12. Report Out of Closed Session**

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**13. Adjournment**



O (559) 443-8400  
F (559) 445-8981

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Fresno, California 93721  
TTY (800) 735-2929

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

# EXECUTIVE DIRECTOR'S REPORT

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**TO:** Boards of Commissioners

Fresno Housing Authority

**FROM:** Tyrone Roderick Williams

Chief Executive Officer

**SUBJECT:** CEO's Report

**DATE:** December 05, 2022

**BOARD MEETING:** December 13, 2022

**AGENDA ITEM:** 7a

**AUTHOR:** Various Staff

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## Executive Summary

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

## PLACE

### Overview

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

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

### Development Project Overview

Name of Property	Status/Type	Address	Total Units	Percent Complete
Alegre Commons	Stabilization	130 W Barstow Avenue Fresno, CA	42	100%
The Monarch @ Chinatown	Under Construction	1101 F Street Fresno, CA	57	97%
Esperanza Commons ( <i>fka Mendota Farm Labor</i> )	Under Construction	241 Tuft Street Mendota, CA	60	34%
Corazón del Valle Commons ( <i>fka Huron RAD</i> )	Under Construction Pending HCD HOME Application	Fresno and 12 <sup>th</sup> Street Huron, CA	61	37%
The Arthur @ Blackstone ( <i>fka Blackstone/Simpson</i> )	Under Construction	3039 N Blackstone Avenue Fresno, CA	41	14%
Sun Lodge ( <i>fka Day's Inn</i> )	Under Construction	1101 N. Parkway Drive Fresno, CA	64	16%
Citrus Gardens	Pre-Development 2021 Joe Serna, Jr. Awarded 1 <sup>st</sup> Round 2022 TCAC Award December 2022 Closing	201 Citrus & 451 10 <sup>th</sup> St. Orange Cove, CA	30	N/A
Avalon Commons Phase I ( <i>fka Chestnut/Alluvial</i> )	Pre-Development NPLH Awarded 2 <sup>nd</sup> Round 2022 TCAC Award Pending City of Fresno Award Pending SuperNOFA MHP Application;	7521 N. Chestnut Ave. Fresno, CA	60	N/A
La Joya Commons ( <i>fka Firebaugh Family</i> )	Pre-Development 2021 Joe Serna, Jr. Awarded Pending 2 <sup>nd</sup> Round TCAC Application Pending PLHA Application	1501 Clyde Fannon Road Firebaugh, CA	68	N/A
Step Up on 99 ( <i>fka Motel 99</i> )	Pre-Development Homekey Awarded Pending City of Fresno Award Pending SuperNOFA MHP Application	1240 & 1280 Crystal Ave Fresno, CA	63	N/A

Name of Property	Status/Type	Address	Total Units	Percent Complete
Heritage Estates ( <i>fka Florence &amp; Plumas</i> )	Pre-development Pending City of Fresno PLHA Award; HOME Funds Award	Southwest Fresno-TBD	33	N/A
San Joaquin Commons-Phase I	Pre-Development	Corner of West Colorado Avenue & 5th Street, San Joaquin, CA 93660	51	N/A
California Avenue Neighborhood	Pre-Development Planning CNI Awarded	Southwest Fresno - TBD	TBD	N/A

### Project Highlights

Citrus Gardens is on schedule for a financial closing and construction start date no later than December 23, 2022. On November 30, 2022, our Project known as The Monarch at Chinatown received its Temporary Certificate of Occupancy, and is to commence Lease up on December 7, 2022. The Esperanza Commons project is nearing the end of Phase I, and will likely start Phase II in early 2023.

FRESNO HOUSING PORTFOLIO - MANAGED ASSETS, 10/01/2022 – 10/31/2022			
	Total No. of Units	Total Vacant	Current Occupancy
CITY OF FRESNO			
City of Fresno	1193	29	97.23%
COUNTY OF FRESNO			
County of Fresno	1181	48	95.68%
COUNTY OF FRESNO - SEASONAL			
Seasonal Properties	194	138	28.86%
Hold/In Construction	226	103	53.98%

### Property Management

Property Management held a “Turkey & Training” Event on the 22<sup>nd</sup> on Safety Items, ACOP Changes & enjoyed Educational Trivia Games that gave Staff a chance to win Fresno Housing Beanies and other items.



On December 1<sup>st</sup> Property Management launched a new Mobile Inspections module in Yardi. Going forward, all PM inspections will be conducted on a mobile device and uploaded directly into Yardi. No more clipboards, thanks to a great idea submitted by Julie Woodard! Thank you to IT for making this happen and providing a demonstration at our Turkey & Training Event.

The Monarch @ Chinatown is open and fully leased. The last 11 units are expected to move in on December 16, 2022.

## 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.*

Efforts are ongoing and we will report on those items as outcomes are achieved.

## 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
The Villages at Paragon	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
The Villages at Broadway	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
Alegre Commons ( <i>fka Barstow Commons/The Villages at Barstow</i> )	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
The Arthur @ Blackstone ( <i>fka Blackstone/Simpson</i> )	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
Avalon Commons Phase I ( <i>fka Chestnut/Alluvial</i> )	Fresno County Department of Behavioral Health	Partner in application to the No Place Like Home program to provide housing and services to homeless populations
Project Homekey	City of Fresno Turning Point Fresno County	Partner in application to the Homekey program and operational funding to provide housing to populations most vulnerable to COVID-19

## MANAGEMENT GOALS

*The goals of management include our efforts to stabilize, focus, and extend activities to meet the mandate of our mission through good decision making 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.*

### Information Technology and Information Services

The IT team has been working to update technology and connectivity in multiple locations. Nick Sellai has completed the installation of the TV technology at the Mosaic room so that anyone can bring their own

computer in to connect to the displays. Robert Vang has set up stations at the newly opened office in San Joaquin and has upgraded internet speed in Huron and Orange Cove. He has also been coordinating the upgrade of iPhones for users that have the iPhone 6,7 and 8 models for faster and more efficient use.

During the month of November, Juanita Banuelos led the successful upgrade of Yardi Voyager to PH 7.15 and Steven Grijalva provided training to HMD in addition to officially launching HMD inspections on December 1<sup>st</sup>. The IS team is also working with Resident Empowerment to improve functionality, operations and reporting from the Apricot system.

## **Accounting and Finance**

Finance staff have been working on the refinement of the budget and will be asking the Boards to adopt the 2023 budget at the next December board meeting on the 13<sup>th</sup>.

Professional development is highly valued at the Agency and by the Accounting and Finance department so, in early December, Lucille, Arlene, Cynden and Jesse attended the Tax Credit Housing Finance Conference hosted by Novogradac to learn more information on the Low Income Housing Tax Credit world. We are proud to support our staff's continued education.

Accounting staff is also working toward the year-end closing preparation for 2022 by establishing checklists and open items. Staff will be doing testing to ensure compliance and strong internal controls are in place.

## **Structure**

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

Efforts are ongoing and we will report on those items as outcomes are achieved.

## **Strategic Outreach**

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

Efforts are ongoing and we will report on those items as outcomes are achieved.



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

**Tuesday, October 25, 2022**

**5:00 P.M.**

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular joint session on Tuesday, October 25, 2022, at 1260 Fulton Street, Fresno, CA. The public was able to join in-person and via teleconference.

1. The regular joint meeting was called to order at 5:10 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  
                  Stacy Vaillancourt, Vice Chair  
                  Sabrina Kelley  
                  Sharon Williams

ABSENT:       Caine Christensen  
                  Ruby Yanez

The regular joint meeting was called to order at 5:10 p.m. by Board Chair, Commissioner Catalano, 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:     Cary Catalano, Chair  
                  Nikki Henry, Vice Chair  
                  Valori Gallaher  
                  Sophia Ramos  
                  Stacy Sablan

ABSENT:       Joey Fuentes

Also, in attendance were the following: Tyrone Roderick Williams, CEO, and Ken Price, Baker Manock and Jensen - General Counsel.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

There was no public comment.

**COUNTY MOTION:** *Commissioner Gallaher moved, seconded by Commissioner Ramos to approve the agenda as posted.*

**MOTION PASSED:** 4 – 0

**CITY MOTION:** *Commissioner Vaillancourt moved, seconded by Commissioner Kelley to approve the agenda as posted.*

**MOTION PASSED:** 4 – 0

Commissioner Williams arrived after roll call but was present for the vote on the approval of the agenda.

Vice Chair Henry arrived at 5:18 p.m., after the vote for the approval of the agenda was recorded.

### 3. PUBLIC COMMENT AND PRESENTATIONS

There was no public comment.

### 4. POTENTIAL CONFLICTS OF INTEREST

There were no conflicts of interest announced at this time.

### 5. GOVERNANCE MATTERS

#### a. CEO's Report – Presented by Tyrone Roderick Williams

In addition to the written report:

- Mr. Williams announced the promotion of Christine Muro to Senior Manager of the Housing Choice Voucher program.
- An update on goal achievement for the Fresno Housing Chief Executive Officer to date was provided in detail to the Boards.

Commissioner Kelley commended the launch of the Supervisor Academy to Fresno Housing staff.

RoseAnn Dominguez, Fresno Housing Property Specialist II, provided comments. Ms. Dominguez also praised the launch of the Supervisor Academy to Fresno Housing staff because of the hope it brings to current frontline staff who are interested in promoting

in the Agency. Ms. Dominguez requested if it would be possible for all staff to have access to the materials and training being provided in the Supervisor Academy so that they may understand what kind of guidance supervisors are being given in managing their employees. In addition, Ms. Dominguez asked if Fresno Housing can plan to provide consistent training to all staff at the Agency.

Chair Catalano thanked all staff for their hard work and dedication to the Fresno community and reassured staff that the Boards are always keeping staff uppermost in mind when making any decisions or plans for the Agency.

b. Commissioners' report

Chair Jones gave a report as follows:

Expressed appreciation for all the hard work Mr. Williams and all staff have given into accomplishing all the goals reported on to date.

Chair Catalano gave a report as follows:

Commended every department for all the work put in over this last year, especially during this transformative period and while under budget review. Chair Catalano thanked the Accounting and Finance team for the diligent work that has gone into the budget preparation and Tiffany Mangum and the CAN efforts made by the Office of Inclusion and Empowerment and our community partners. Chair Catalano enjoyed the recent CAN event that demonstrated all the positive changes happening for the neighborhood and looks forward to the many more successes to come.

c. Call for Nominations for County Chair and Vice Chair

Chair Catalano nominated Commissioner Gallaher for the position of Vice Chair beginning in 2023. Commissioner Ramos seconded the nomination.

Commissioner Gallaher nominated Chair Catalano to remain as Chair through 2023.

Ken Price, General Counsel, advised the final vote for the County Chair and Vice Chair would be conducted at the December 2022 meeting.

6. CONSENT AGENDA

- a. Governance: Consideration of the Executive Committee Meeting Minutes of September 13, 2022; Special Joint Board Meeting Minutes of August 9, 2022; and Joint Regular Board Meeting Minutes of August 23, 2022 and September 27, 2022.
- b. Consideration of the Amended Travel and Expense Reimbursement Policy
- c. Consideration of the Policy and Procedures Against Harassment and Discrimination

- d. Consideration for Approval to Apply to HUD for Rental Assistance Demonstration for Del Rey Apartments
- e. Consideration for Approval to Designate Tyrone Roderick Williams as the Authorized Signer for HCD Homekey Resolutions
- f. Consideration of Acceptance of California Department of Housing and Community Development No Place Like Home (NPLH) Funds for Avalon Commons – Phase I
- g. Authorization to Enter Into an Architectural Agreement for Avalon Commons – Phase I
- h. Authorization of Pre-Development Funding for Avalon Commons – Phase I

**COUNTY MOTION:** *Commissioner Henry moved, seconded by Commissioner Ramos to approve the consent agenda.*

**MOTION PASSED:** 5 – 0

**CITY MOTION:** *Commissioner Williams moved, seconded by Commissioner Kelley to approve the consent agenda.*

**MOTION PASSED:** 4 – 0

There was no public comment.

## 7. STAFF PRESENTATIONS AND DISCUSSION ITEMS

- a. 2023 Federal and Agency Budget Update

Nicole Diaz, Director of Finance; Crystal Cox, Senior Financial Analyst; and Steve Nolan, Finance Consultant, presented on this item.

Chair Catalano commended Ms. Diaz and Ms. Cox for working so diligently on the budgets and stated that the budgets are not finalized at all at this point and that this is just a status update.

Vice Chair Vaillancourt emphasized importance on ensuring proper staffing will be able to be maintained at the Agency even while going through the budget review process. Vice Chair Vaillancourt asked if a Market Survey was done at all to ensure the Agency's compensation and benefits continue to remain competitive so that top talent will continue to be retained.

Jeff Cardell, Director of Human Resources, confirmed a Market Survey was conducted before putting the budget review together.

RoseAnn Domingues, Property Specialist II, provided comments. Ms. Dominguez explained that staff have been very concerned about staffing needs being met at the front line level with a limited budget. Ms. Dominguez stated she and her cohorts would

like to request the Boards and Agency leadership keep staffing needs a priority while going through the budget review process.

There was no other public comment.

b. Update on Strategic Initiatives

Tiffany Mangum, Senior Manager of Strategic Initiatives and Soumi Basu, Chelsea Liedstrand, and Rhae Parkes of the West Fresno CAN Planning Committee presented on this item.

It was determined that, in consideration of the time for remaining presentations on the agenda, this item would be continued at the November Joint Board Meeting.

Commissioner Kelley commended the CAN work accomplished to date for the Southwest Fresno neighborhood and for making the 93706 Farmers Market a reality.

Doreen Eley, Director of Homeless Initiatives, and Jodi Ketcheside, Deputy Chief Operating Officer at Turning Point, presented on this item. Ms. Eley and Ms. Ketcheside provided a detailed update of Parkway Drive efforts and current status.

There was no public comment.

It was determined that, due to Commissioners' availability for the evening, the Boards would move on to item 7e: Joint Organizational Structure Options Workshop at this time.

e. Joint Organizational Structure Options Workshop

Ken Price, General Counsel, presented on this item.

Majority commissioners decided more detailed information was needed on this topic before any decisions could be made.

Chair Catalano stated an Adhoc Committee would be formed and recommendations would be provided to address this topic.

d. Real Estate Development Update

Michael Duarte, Chief Real Estate Officer, presented on this item.

There was no public comment.

c. Housing Choice Voucher Update

Aurora Ibarra, Director of Housing Choice, presented on this item.

Chair Catalano stated this item would be continued at the November board meeting due to time constraints for the evening.

## 8. CLOSED SESSION

- A. CONFERENCE WITH LABOR  
NEGOTIATORS Pursuant to Government  
Code Section 54957.6  
Agency designated representatives: Tyrone R. Williams and Jeff Cardell  
Employee organization: SEIU Local 521
  
- B. CONFERENCE WITH REAL PROPERTY  
NEGOTIATORS (Pursuant to Government Code §  
54954.5(b))  
Property: APN: 449-321-18  
Agency negotiator: Tyrone Roderick Williams  
Negotiating parties: Housing Authority of the City of Fresno; Mill Valley  
Motel Investments, Inc.  
Under negotiation: Price and Terms
  
- C. CONFERENCE WITH REAL PROPERTY  
NEGOTIATORS (Pursuant to Government Code §  
54954.5(b))  
Property: APN: 449-342-06  
Agency negotiator: Tyrone Roderick Williams  
Negotiating parties: Housing Authority of the City of Fresno; JCH Family Limited  
Partnership/DBH Family Limited Partnership  
Under negotiation: Price and Terms
  
- D. CONFERENCE WITH REAL PROPERTY  
NEGOTIATORS (Pursuant to Government Code §  
54954.5(b))  
Property: APNs: 449-342-03, 449-342-04, and 449-342-05  
  
Agency negotiator: Tyrone Roderick Williams  
  
Negotiating parties: Housing Authority of the City of Fresno; Narinder  
Singh, Surviving Trustee of the Narinder Singh and Kanta Singh Family  
Trust Under negotiation: Price and Terms
  
- E. CONFERENCE WITH REAL PROPERTY  
NEGOTIATORS (Pursuant to Government Code §  
54954.5(b))  
Property: APN: 449-342-02  
  
Agency negotiator: Tyrone Roderick Williams

*Joint Board Meeting*

*Action Minutes: 10.25.22 Minutes*

*Adopted:*



Negotiating parties: Housing Authority of the City of Fresno; Jose Villa; Edwin Lozano

Under negotiation: Price and Terms

F. PUBLIC EMPLOYEE EVALUATION

Title: CEO/Executive Officer

The Boards of Commissioners moved into closed session at 7:23 p.m.

9. REPORT OUT ON CLOSED SESSION

There was no action to report.

10. 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 7:52 p.m.

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Tyrone Roderick Williams, Secretary to the Boards of Commissioners

# BOARD MEMO

<b>TO:</b>	Boards of Commissioners	<b>AUTHOR:</b>	Jeff Cardell
<b>FROM:</b>	Tyrone Roderick Williams, CEO		Director of Human Resources
<b>MEETING DATE:</b>	12/13/2022	<b>DEPARTMENT:</b>	Human Resources
<b>AGENDA ITEM:</b>	8b	<b>MEMO DATE:</b>	12/2/2022
<b>SUBJECT:</b>	Consideration of the Policy Regarding Transgender, Gender Non-Conforming and Transitioning Employees Policy		

## Executive Summary

The purpose of this memo is to ask the Boards of Commissioners to approve the Policy Regarding Transgender, Gender Non-Conforming Employees and Transitioning Employees. The policy provides guidance to all Fresno Housing employees, supervisors and managers to ensure that employees feel safe to be themselves.

## Recommendation

It is recommended that the Boards of Commissioners approve and adopt of the Policy Regarding Transgender, Gender Non-Conforming and Transitioning Employees.

## Fiscal Impact

There is no fiscal impact associated with adoption of the Policy Regarding Transgender, Gender Non-Conforming and Transitioning Employees.

## Background Information

Recently, the Board approved an update of the Policy against Harassment and Discrimination, the purpose of which is to ensure that all its employees can work in an environment free from harassment, discrimination and retaliation. Consistent with those principles the Transgender, Gender Non-Conforming and Transitioning Employees policy has been developed to ensure that all employees feel safe to be their whole and true self, with respect and support for all those in the Agency. As expressly stated in the policy the Agency is dedicated to an inclusive, respectful, safe and productive workplace for all LGBTQ+ employees, residents and customers.

Key elements of the new Policy Regarding Transgender, Gender Non-Conforming and Transitioning Employees include respecting the privacy and confidentiality of employees as they have a right to decide when, with whom, and to what extent they share of their gender identity and expression. The policy also encourages transitioning employees to discuss the logistical aspects with their Supervisor or Human Resources. In addition, the policy provides guidance to Department supervisors and managers to ensure employees are treated respectfully consistent with the provisions of the policy and in support of the employee.

## FRESNO HOUSING

The new Policy Regarding Transgender, Gender Non-Conforming Employees and Transitioning Employees further provides that employees, applicants, residents, and customers have the right to use facilities that match their gender identity and/or gender expression and provides a checklist to support employees, supervisors and managers in implementation of the policy.

## **Policy Regarding Transgender, Gender Non-Conforming Employees and Transitioning Employees**

### **Introduction**

Fresno Housing is dedicated to an inclusive, respectful, safe and productive workplace for all LGBTQ+ employees, residents and customers. Transitioning individuals have the right to express their gender identity, including through appearance, and use of a new name or pronoun.

### **Purpose**

This policy recognizes the need for a gender transition infrastructure in the event an employee decides to transition. Fresno Housing understands that the needs of each employee will be assessed on a case-by-case basis. This is to ensure that all employees feel safe to be their whole and true self, with respect and support for all those in the agency. The agency will strive to be in compliance with California's Fair Employment and Housing Act (FEHA) and all other applicable federal, state and local law.

### **Roles and Responsibilities**

Fresno Housing's culture of Inclusion and belonging (in accordance with the behavioral standards and practices) are guidelines to increase DEI throughout all facets of the agency. This includes increasing our knowledge, skills, awareness and an appreciation towards all people of all backgrounds and respecting their identities which in turn impacts our ability to create and support vibrant communities throughout Fresno County.

Management support is essential in creating safe spaces for transitioning individuals. Human resources (HR), will assist the employee to carry out a workplace transition plan. All leadership involved will lead by example treating transitioning individuals with support, respect, and dignity. This includes transitioning individuals chosen name and gender pronouns.

The transitioning individual's information will remain confidential. This information can include medical information, medical history or other medical records. The employee can say as little or much about their transition to their colleagues, department or agency.

### **Policy**

#### **I. Privacy/Confidentiality**

- a. Employees under the process of gender transition have a right to decide when, with whom, and to what extent they share of their gender identity and expression. Employees are not to share any information regarding gender identity or

expression that is not their own unless given *explicit permission* by the transitioning individual. An individual's information about employee's gender identity and/or expression may constitute confidential medical information.

- b. The Agency will immediately, thoroughly and objectively investigate all complaints of discrimination. Those connected to or having information about the complaint will be interviewed, the findings and conclusions will be documented, and the results of the investigation will be communicated to the complainant, the alleged discriminator, and, as appropriate, to others who may be involved. The complaint filing and investigative procedures are the same as those defined for harassment, discrimination and retaliation complaints. Employees may also file a complaint with the Federal Equal Employment Opportunity Commission and the California Civil Rights Department.
- c. Grievance Procedure: The Agency recognizes a mutual obligation on the part of the administrative, supervisory, and non-supervisory employees to promote and provide efficient and continuous services to the public. Employee morale is an important factor in maintaining a high level of public service and the administration has a responsibility to provide an orderly and expeditious method for resolving problems which may arise from working relationships and conditions. This procedure is intended to provide an orderly method for processing grievances in the interest of obtaining fair and equitable solutions. The full procedure is located under Personnel Policies and Procedures in the HR SharePoint.

## II. Transitioning Employees

- a. Anti-discrimination: It is a violation of this policy to discriminate in the provision of employment opportunities, benefits or privileges; to create discriminatory work conditions; or to use discriminatory evaluative standards in employment if the basis of that discriminatory treatment is, in whole or in part, based on the person's actual or perceived race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, military and veteran status or any other basis protected by law.
- b. Harassment: The Agency prohibits harassment, including sexual harassment, of any kind, and will take appropriate and immediate action in response to complaints or knowledge of violations of this policy. For purposes of this policy,

harassment is any verbal or physical conduct designed to threaten, intimidate or coerce an employee, co-worker or any person working for or on behalf of the Agency.

- c. Employee notification
  - i. Employees Transitioning or thinking about transitioning, are encouraged to talk with their supervisor or HR about the logistical aspects of the transition that include, but not limited to name changes, photos, identification cards, pronoun usage and other aspects permissible by law.
- d. Department responsibility
  - i. Once the Department is notified of an employee's gender transition, it is the department directors' responsibility to ensure compliance with this policy.
    - 1. Make clear the conversation will be held in confidence unless disclosure is required by law
    - 2. Obtain permission from the transitioning employee prior to discussion with any other employee unless required by law
    - 3. Ask for and honor the employees' preferred names and pronouns.
    - 4. Make sure employee is aware of this policy and any resources available to them.
- e. Official records
  - i. Fresno Housing will change the employee's name and/or gender upon request. When that individual provides the legal documents to support the name and/or gender change the legal name will be changed for tax purposes.
- f. Names and pronouns
  - i. An employee has the right to be addressed by the name and pronoun that corresponds to the employees' gender identity upon request. A legal and/or gender change is not required. The intentional/refusal to respect an employee's gender identity may constitute as harassment and is a violation of our harassment/discrimination policy.
  - ii. All employees are to report harassing, retaliatory or discriminatory behavior whether directed at themselves or co-workers. Retaliation against any individual who reports or files a complaint or helps in the investigation of a complaint is prohibited.



- g. Restroom accessibility
  - i. All Fresno Housing employees, applicants, residents, and customers have the right to use facilities that match their gender identity and/or gender expression. Transgender and gender-nonconforming employees are not expected or required to use all-gender restrooms. Fresno Housing employees may not question or harass people about their restroom choice.
- h. Dress-code
  - i. Transitioning individuals must comply with the same standard of dress and appearance, and any existing dress code, as all other employees in their workplace doing the same job.

Checklist in support of the Policy Regarding Transgender, Gender Non-Conforming and Transitioning Employees

<b>Items to discuss with employee:</b>	
	Confirm individual's chosen name and chosen gender pronoun(s).
	A copy of Transgender and Gender Non-Conforming Employees; Employees Transitioning policy
	Appearance and attire expectations: Appearance and attire should align with the dress code.
	Restroom and facilities use: Ensure individual knows they can use any bathroom that corresponds to their gender identity
	Ongoing support: Provide opportunity for individual to schedule check-ins or other future meetings with a safe and trusted individual in the agency
<b>If individual will take leave:</b>	
	Be sure to advise of sick leave and other leave options.
	Health insurance, SDI (if applicable), short or long-term disability (if applicable) and other benefits.
<b>If individual will be changing their legal name:</b>	
	Legal name changes: Legal name change is required for payroll and retirement accounts. Submit request through self-service. Provide legal documentation (Social security card; driver's license).
	Retirement benefits

	New W-4: Data to be updated
	Health insurance, life insurance (if applicable), and other benefits.
<b>Action Items (if applicable):</b>	
	Provide individual with copies of the Policy and Guidelines within the agency and/or provide website linking those documents
	Update Name: Create new Agency ID badge (unless required to use legal name)
	Update departmental staff directory
	Conduct search of all Agency web and intranet sites to ensure they reflect individual's chosen name and gender
	Update individual's email account and computer username
	Update individual's phone line name display
	Update individual's personal information in Paylocity
	Replace name plate (if applicable)
	Replace photos on display (if applicable)
	Order business cards (if applicable)
	Update parking pass (if applicable)

**RESOLUTION No. \_\_\_\_\_**

**BEFORE THE BOARD OF COMMISSIONERS OF THE**

**HOUSING AUTHORITY OF THE CITY OF FRESNO**

**RESOLUTION TO APPROVE THE POLICY REGARDING TRANSGENDER,  
GENDER NON-CONFORMING AND TRANSITIONING EMPLOYEES**

WHEREAS, the Board of Commissioners approved the revised Policy Against Harassment and Discrimination on October 25, 2022; and

WHEREAS, the Board of Commissioners has approved the Agency Diversity, Equity and Inclusion Initiative.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body of the above agency does hereby approve the Policy Regarding Transgender, Gender Non-Conforming and Transitioning Employees.

PASSED AND ADOPTED THIS 13th day of December, 2022, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Tyrone Roderick Williams, Secretary of the Board of Commissioners

**RESOLUTION No. \_\_\_\_\_**

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

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AYES:

NOES:

ABSENT:

ABSTAIN:

---

Tyrone Roderick Williams, Secretary of the Board of Commissioners

# BOARD MEMO

<b>TO:</b>	Boards of Commissioners	<b>AUTHOR:</b>	Scott Berry
<b>FROM:</b>	Tyrone Roderick Williams, CEO		Senior Project Manager
<b>MEETING DATE:</b>	12/13/2022	<b>DEPARTMENT:</b>	Real Estate Development
<b>AGENDA ITEM:</b>	7c	<b>MEMO DATE:</b>	12/07/2022
<b>SUBJECT:</b>	Citrus Gardens – Closing Omnibus Development & Financing Resolution		

## Executive Summary

In April of 2021, Fresno Housing (“FH”) Staff submitted an application for grant funds to the California Department of Housing and Community Development’s (“HCD”) Joe Serna, Jr. Farmworker Housing program for the Citrus Gardens Housing Development. In November of 2021, HCD notified the Agency that the application was successful in their application and would receive an award of \$3,738,989 in grant funds. Additionally, in March 2022, Fresno Housing (FH) Staff submitted a funding application to the California Tax Credit Allocation Committee (“CTCAC”) for 9% Low-Income Housing Tax Credits (“LIHTCs”) for Citrus Gardens. On June 15, 2022, CTCAC formally awarded a preliminary reservation for Citrus Gardens, which equates to approximately \$8,700,000 in tax credit equity towards the redevelopment of the project. After receiving and accepting the Preliminary Reservation Letter from TCAC, the Agency is required to start construction within approximately 180 days from award. The deadline to accept the award was July 5, 2022, and the 180 day readiness deadline is December 23, 2022. Together with the HCD and TCAC funds, the Agency is also donating \$250,000 worth of land/building improvements to fully fund this housing development.

To aid in the development, on August 16, 2022, Orange Cove Citrus Gardens, LP (“Partnership”) was created, and will be the owner of the development throughout construction and operations. The Partnership is comprised of National Equity Fund (“NEF”), Silvercrest, Inc., and the Housing Authority of Fresno County, CA (“HAFC”). HAFC will serve as the Partnership’s Administrative General Partner, and Silvercrest, Inc. (an instrumentality of FH) will serve as the Partnership’s managing general partner (see Exhibit A).

Approval to develop the Project requires that the Board of Commissioners of the Housing Authority of Fresno County, California adopt a resolution authorizing the execution and delivery of documents, the admission of certain partners to Orange Cove Citrus Gardens, LP (“Partnership”), and the execution of such documents to implement project financing by the Housing Authority of Fresno County, California, on its own behalf and in the capacity as sole member of the Orange Cove Citrus Gardens AGP, LLC, the Administrative General Partner of the partnership, in connection with the financing, development and operation of the Citrus Gardens development, and providing for other matters related thereto including:

## FRESNO HOUSING

1. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, Marc Bady, Chief Diversity Officer, and/or their designee to execute documents on behalf of the Housing Authority of Fresno County, CA in the name of the Administrative General Partner (AGP) or the Partnership.
2. Authorize a Housing Authority of Fresno County, CA Land/Building Donation to Silvercrest, Inc. as Managing General Partner in the amount of up to \$250,000 for the benefit of redeveloping the Citrus Gardens property.
3. Authorize the approval of HUD Documents associated with placing 15 Project Based Vouchers on the property
4. Authorize the approval of Chase Construction Loan Documents in an amount up to \$8,600,000
5. Authorize the approval of Joe Serna Jr. Loan Documents in the amount of \$3,738,989
6. Authorize the approval of Supportive Services Agreement between Silvercrest Inc. and Orange Cove Citrus Gardens, LP
7. Authorize the approval of a Facilities Use Agreement between Orange Cove RAD, LP and Orange Cove Citrus Gardens, LP to provide residents of Citrus Gardens with access to a community building
8. Authorize the approval of project transfer, donation value, and acquisition documents
9. Authorize the approval of HAFC Carryback Loan and other potential changes to the Project
10. Authorize FH as the management agent of the Development
11. Authorize actions for the financing, development and operation of the Project, and
12. Provide for other matters related thereto.

Staff is recommending that the Board adopt the attached resolutions, drafted by our affordable housing finance counsel, Ballard Spahr LLP, and as required by our equity and lending partners, in order to finalize the closing of the Project on or about December 15, 2022.

### Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority adopt the attached resolutions, authorizing the execution and delivery of documents in the name of the Administrative General Partner and in the name of the Partnership, in connection with the financing, development, and operation of the Project, authorizing the lending and the borrowing of money, and providing for other matter related thereto, and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, Marc Bady, Chief Diversity Officer, and/or their designee, to negotiate and execute documents in connection with the approved actions:

### Fiscal Impact

Construction and permanent financing sources summary. The financing plan does not directly impact the Fresno Housing operating budget.

**Table 1: Construction Sources**

Source	Amount	Definition
Joe Serna Jr.	\$3,738,989	22 month term at 3% interest
Chase Taxable Construction Loan	\$7,928,822	22 month term at 7.58% interest
Seller Carryback Interim Bridge Loan	\$2,890,000	22 months at 4.5% interest
Costs Deferred Until Conversion	\$942,361	These costs are not due until construction is complete
General Partner Capital Contribution (Donated Land and Building)	\$250,000	Donation of the value of the land and buildings
Limited Partner Contribution	\$985,687	Equity contribution at financial closing and construction start

Total permanent sources amount to \$13,940,281

**Table 2: Permanent Sources**

Source	Amount	Definition
Joe Serna Jr.	\$3,738,989	55 year term at 3% interest
General Partner Capital Contribution (Donated Land and Building)	\$250,000	Donation of the value of the land and buildings
Limited Partner Contribution	\$9,856,870	Tax credit equity from NEF

## Background Information

Citrus Gardens is an existing single & two story apartment complex with 30-units located at two separate sites in Orange Cove, CA. Staff is proposing the rehabilitation of the project. Citrus Gardens I contains 20 units located at 201 Citrus Avenue on a 1.73-acre parcel (APN: 375-030-37T). Citrus Gardens II is located at 452 10<sup>th</sup> Street on a 0.74-acre parcel (APN: 375-142-15T) and includes 10 units, for a total of 30 units. Of those 30 units, six (6) units will be renovated to be made fully accessible on the ground floor. The remaining 24 units will receive various upgrades in the kitchen; including new appliances, counters, and cabinets. Site upgrades at both locations will include a new community laundry building, outdoor playground, new trash enclosure, and parking lot restriping. New concrete will also be added to meet accessibility requirements.

## Past Board Actions

- March 2021 – Approval to Submit Joe Serna, Jr. Farmworker Housing Grant & Authorization of Land/Building Contribution for Citrus Gardens Apartments
- January 2022 – Award of General Contractor/Construction Manager Contract
- February 2022 – Authorization for Funding Application to the California Tax Credit Allocation Committee

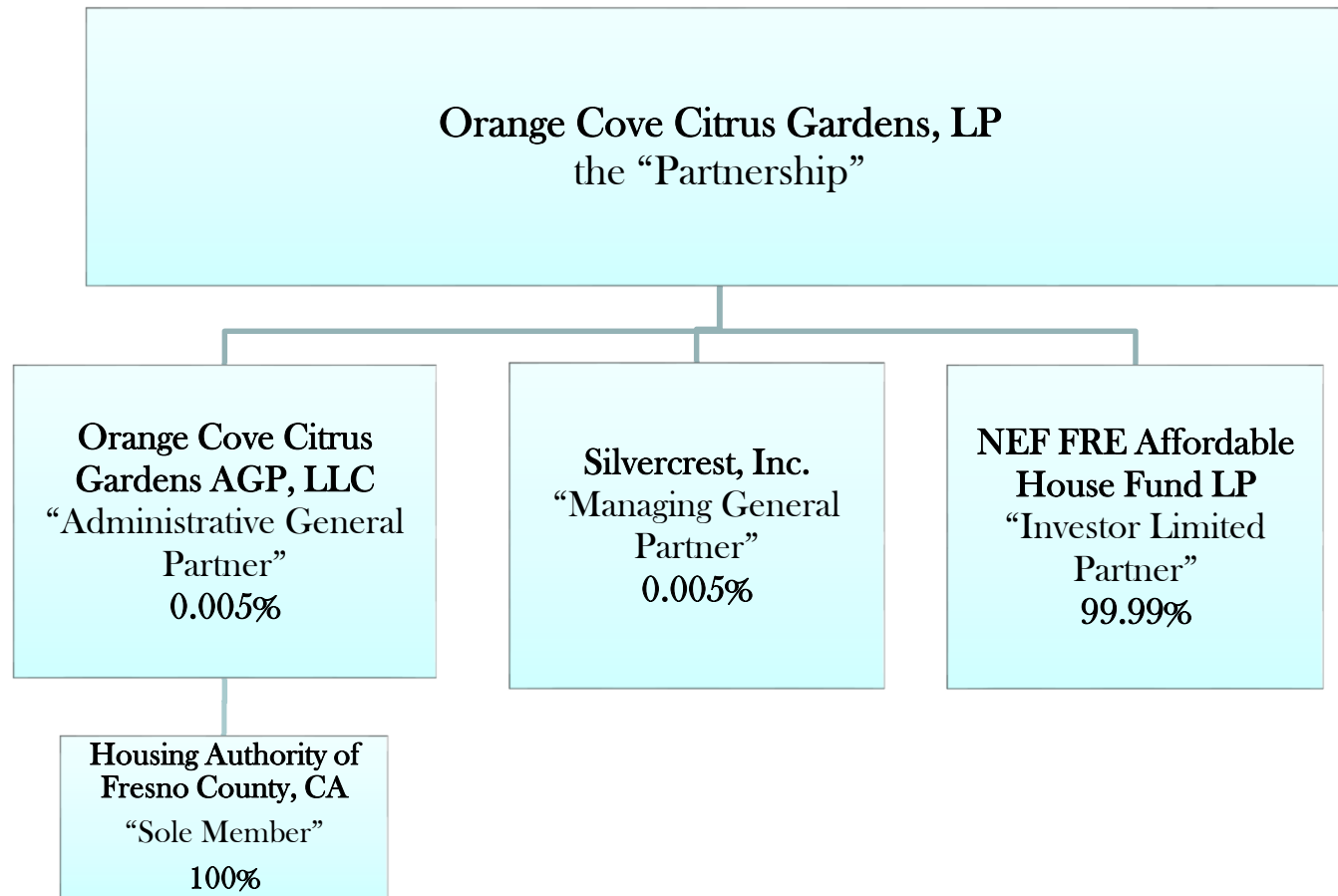
## FRESNO HOUSING

- March 2022 – Approval to submit an application for 9% Low-Income Housing Tax Credits to the California Tax Credit Allocation Committee
- June 2022 – Approval to Accept Low-Income Housing Tax Credit Award and Authorization to Enter into an Architectural Services Contract



# Ownership Structure

## Citrus Gardens



Unit Count

Unit Type	# of Units	Area
2-Bedroom	4	852sf
3-Bedroom	8	1,052sf
4-Bedroom	8	1,343sf
Total	20	--

Unit Breakdown

Unit #	# of Bedrooms	# of Bathrooms	Square Footage	Bldg. #
#1	2-bed	1-bath	852 sf	#3
#2	2-bed	1-bath	852 sf	#3
#3	3-bed	2-bath	1,052 sf	#3
#4	3-bed	2-bath	1,052 sf	#3
#5	4-bed	2-bath	1,343 sf	#1
#6	4-bed	2-bath	1,343 sf	#1
#7	4-bed	2-bath	1,343 sf	#1
#8	4-bed	2-bath	1,343 sf	#1
#9	4-bed	2-bath	1,343 sf	#2
#10	4-bed	2-bath	1,343 sf	#2
#11	4-bed	2-bath	1,343 sf	#2
#12	4-bed	2-bath	1,343 sf	#2
#13	2-bed	1-bath	852 sf	#4
#14	2-bed	1-bath	852 sf	#4
#15	3-bed	2-bath	1,052 sf	#4
#16	3-bed	2-bath	1,052 sf	#4
#17	3-bed	2-bath	1,052 sf	#5
#18	3-bed	2-bath	1,052 sf	#5
#19	3-bed	2-bath	1,052 sf	#5
#20	3-bed	2-bath	1,052 sf	#5

General Notes

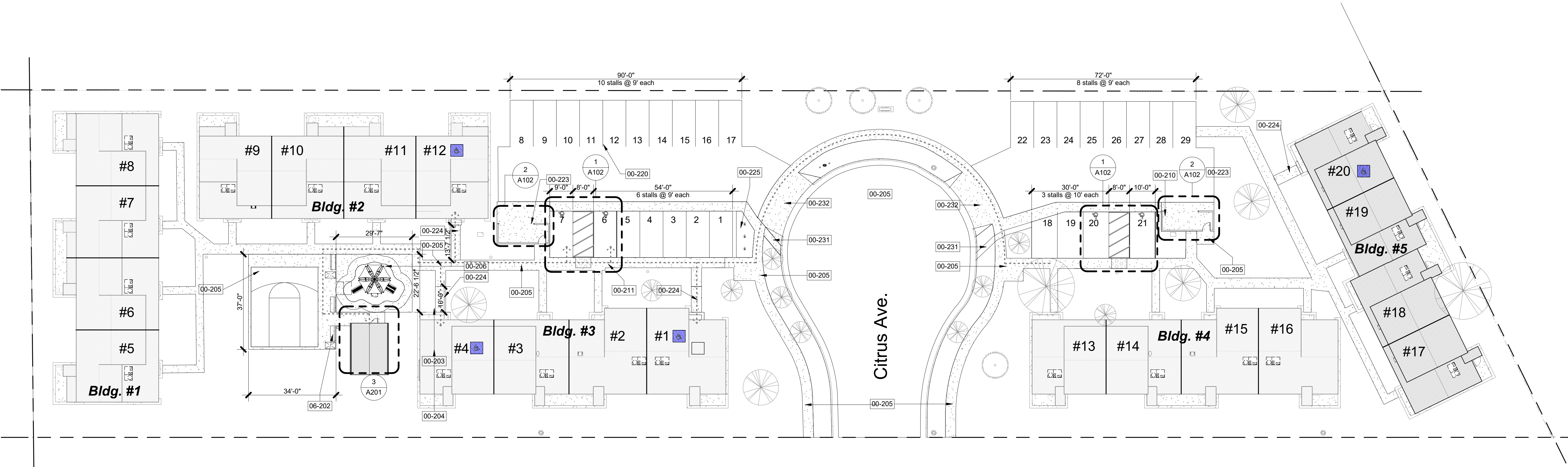
- 1) Keynotes apply to this sheet only.  
2) Items shown but not noted are to be considered existing to remain, typ.u.n.o.

Keynotes

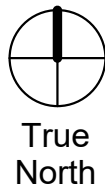
00-203	Common laundry facility
00-204	Proposed half basketball court
00-205	New conc. walk, typ.
00-206	Playground area
00-210	Proposed trash enclosure
00-211	Truncated domes and curb ramp
00-220	Restripe (E) parking stalls
00-223	Proposed concrete apron
00-224	Proposed conc. ramp at 1:20 max slope
00-225	Proposed planter area
00-231	Secure inlet drainage plates to concrete sidewalk
00-232	Proposed concrete driveway
06-202	Wood bench, typ.

Site Plan Legend

- Accessible route, min. 4' width
- (E) Standard unit to remain
- (E) Unit to be converted to accessible
- New concrete, typ.
- Planter/ Landscaping
- Proposed construction



1 Proposed Site Plan  
1" = 20'-0"



PH

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LICENSED ARCHITECT

PAUL NELSON  
HALAJIAN  
No. C20194  
Ren. 4/30/23

STATE OF CALIFORNIA

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PROJECT:  
**Fresno Housing Authority  
Citrus Gardens Rehab**  
201 to 220 Citrus Ave., Orange Cove, CA  
SHEET: Proposed Site Plan

DRAWING SET INFORMATION:

11-1-2022	Plan Check Set
-----------	----------------

REVISIONS:


PROJECT NUMBER:

2020-17

SHEET NUMBER:

A101



General Notes

- 1) Keynotes apply to this sheet only.  
2) Items shown but not noted are to be considered existing to remain, typ.u.n.o.

Unit Count

Unit Type	# of Units	Area
2-Bedroom	5	772sf
3-Bedroom	5	950sf
Total	10	--

Site Plan Legend

- Accessible route, min. 4' width
- (E) Standard unit to remain
- (E) Unit to be converted to accessible
- New concrete, typ.
- Planter/ Landscaping
- Proposed construction

Keynotes

- 00-204 Proposed half basketball court  
00-205 New conc. walk, typ.  
00-206 Playground area  
00-210 Proposed trash enclosure  
00-211 Truncated domes and curb ramp  
00-212 Assigned parking spot, typ.  
00-213 Guest parking, typ.  
00-214 New wrought iron fence and gate on conc. curb, match existing  
00-225 Proposed planter area  
00-227 New asphalt area  
00-228 New sidewalk curb and gutter
- 00-229 New concrete drive approach  
00-230 New concrete vee gutter  
00-233 Proposed concrete apron  
03-009 Sloped conc. walk at 1:20 max slope  
06-202 Wood bench, typ.  
26-102 Wall-mounted light site fixture, see Electrical Drawings

Parking Summary Table

	Required	Existing
Parking Spaces	15	15
Accessible Stalls	1	0

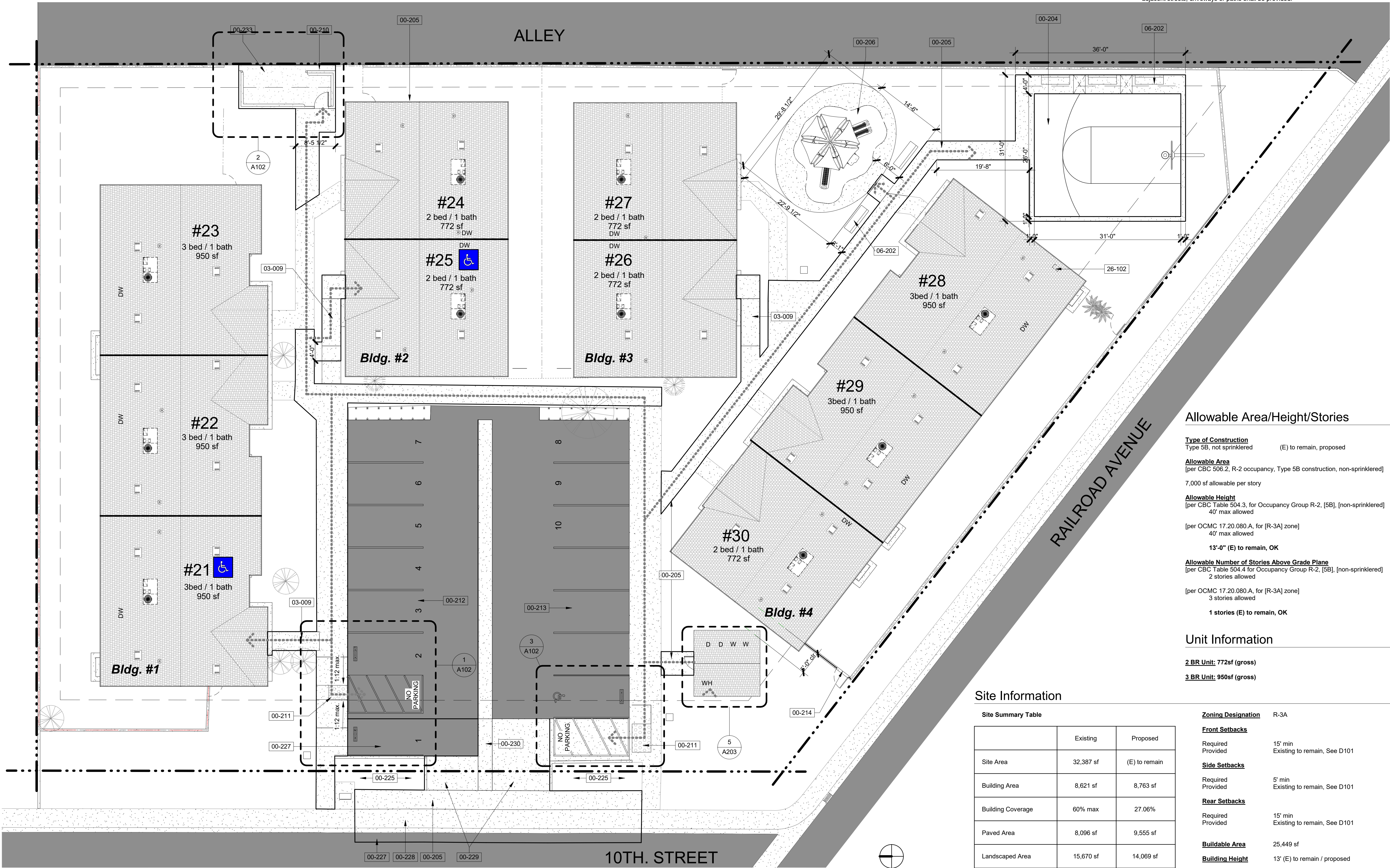
Parking [per Orange Cove Municode 17.60.110.B]

- Required: 1.5 per dwelling unit required for Residential zoning  
Provided: 1 per dwelling unit = 10 assigned stalls (2) available for accessibility  
3 standard visitor stalls  
1 accessible visitor stall  
14 parking stalls total

See Proposed Site Plan on sheet A101 for more information.

Bicycle Parking [per OCMC 17.56.050.A.5]

5. "Where appropriate due to the nature of the project, bicycle parking with access from adjacent streets, driveways or paths shall be provided."



Allowable Area/Height/Stories

- Type of Construction**  
Type 5B, not sprinklered (E) to remain, proposed
- Allowable Area**  
[per CBC 506.2, R-2 occupancy, Type 5B construction, non-sprinklered]  
7,000 sf allowable per story
- Allowable Height**  
[per CBC Table 504.3, for Occupancy Group R-2, [5B], [non-sprinklered]  
40' max allowed  
[per OCMC 17.20.080.A, for [R-3A] zone]  
40' max allowed  
13'-0" (E) to remain, OK
- Allowable Number of Stories Above Grade Plane**  
[per CBC Table 504.4 for Occupancy Group R-2, [5B], [non-sprinklered]  
2 stories allowed  
[per OCMC 17.20.080.A, for [R-3A] zone]  
3 stories allowed  
1 stories (E) to remain, OK

Unit Information

- 2 BR Unit:** 772sf (gross)  
**3 BR Unit:** 950sf (gross)

Site Information

Site Summary Table		
	Existing	Proposed
Site Area	32,387 sf	(E) to remain
Building Area	8,621 sf	8,763 sf
Building Coverage	60% max	27.06%
Paved Area	8,096 sf	9,555 sf
Landscaped Area	15,670 sf	14,069 sf

- Zoning Designation** R-3A
- Front Setbacks**  
Required 15' min  
Provided Existing to remain, See D101
- Side Setbacks**  
Required 5' min  
Provided Existing to remain, See D101
- Rear Setbacks**  
Required 15' min  
Provided Existing to remain, See D101
- Buildable Area** 25,449 sf
- Building Height** 13' (E) to remain / proposed
- Fencing** [per OCMC 17.08.150.B.1]  
Maximum height = 6' provided, OK
- Flood Zone** Zone 'xx' (see A101 for flood zone map)

1 Proposed Site Plan  
1" = 10'-0"

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FOR CITY USE ONLY

PROJECT:  
**Fresno Housing Authority  
Citrus Gardens Rehab**  
452 10th St., Orange Cove, CA  
SHEET: Proposed Site Plan

DRAWING SET INFORMATION:

11-10-2022	Plan Check Set
------------	----------------

REVISIONS:


PROJECT NUMBER:

2020-17

SHEET NUMBER:

A101



**RESOLUTION NO. \_\_\_\_\_**  
**BEFORE THE BOARD OF COMMISSIONERS OF THE**  
**HOUSING AUTHORITY OF FRESNO COUNTY, CALIFORNIA**

**A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS, THE ADMISSION OF CERTAIN PARTNERS TO ORANGE COVE CITRUS GARDENS, LP (“PARTNERSHIP”) AND THE EXECUTION OF SUCH DOCUMENTS TO IMPLEMENT PROJECT FINANCING BY THE HOUSING AUTHORITY OF FRESNO COUNTY, CALIFORNIA ON ITS OWN BEHALF AND IN ITS CAPACITY AS THE MANAGER AND SOLE MEMBER OF ORANGE COVE CITRUS GARDENS AGP, LLC, THE ADMINISTRATIVE GENERAL PARTNER OF THE PARTNERSHIP, IN CONNECTION WITH THE FINANCING, DEVELOPMENT AND OPERATION OF THE CITRUS GARDENS PROJECT, AND PROVIDING FOR OTHER MATTERS RELATED THERETO.**

**WHEREAS**, the Housing Authority of Fresno County, California (the “**Authority**” or “**HAFC**”) seeks to expand the development and availability of long-term housing for low income persons residing in the City of Orange Cove, California; and

**WHEREAS**, the Authority is authorized, among other things, to enter into partnership and operating agreements and to make loans to partnerships to finance, plan, undertake, construct, acquire and operate housing projects; and

**WHEREAS**, the Authority has agreed to facilitate the acquisition and rehabilitation of approximately 2.47 acres located at 201 Citrus Avenue, City of Orange Cove, Fresno County, California, APN Number 375-030-37T and 452 10<sup>th</sup> Street, City of Orange Cove, Fresno County, California, APN 375-142-15T (collectively, the “**Property**”), for the purposes of the acquisition and rehabilitation of a thirty (30) unit low income multifamily residential project to be generally known as “Citrus Gardens”, comprised of twenty-nine (29) low-income housing tax credit units and one (1) manager’s unit (collectively, the “**Project**”); and

**WHEREAS**, the Authority has entered into an Operating Agreement dated as of August 3, 2022, pursuant to which the Authority is the manager and sole member of Orange Cove Citrus Gardens AGP, LLC, a California limited liability company (the “**Administrative General Partner**”), and the Authority filed Articles of Organization with the California Secretary of State on August 3, 2022; and

**WHEREAS**, the Administrative General Partner, together with Silvercrest, Inc., entered into an Agreement of Limited Partnership dated as of August 5, 2022, pursuant to which the Administrative General Partner is the “Administrative GP” and Silvercrest, Inc. is the “Managing GP” (collectively the “**General Partners**”), and Silvercrest, Inc. is the “Limited Partner” of Orange Cove Citrus Gardens, LP, a California limited partnership (the “**Partnership**”), and also filed a Certificate of Limited Partnership with the California Secretary of State on August 5, 2022; and

**WHEREAS**, the Administrative General Partner, Silvercrest, Inc., as managing general partner (the “**Managing General Partner**”) and as withdrawing limited partner, and NEF FRE Affordable Housing Fund LP, an Illinois limited partnership, as limited partner (the “**Limited Partner**”), will enter into an Amended and Restated Agreement of Limited Partnership of Orange Cove Citrus Gardens, LP; and

**WHEREAS**, Silvercrest, Inc. may elect to form a limited liability company wholly owned by Silvercrest, Inc. to serve as the Managing General Partner in substitution of Silvercrest, Inc. (the “**SPE LLC**”);

**WHEREAS**, the Authority intends to sell the Property to the Partnership, and the Partnership intends to acquire the Property and develop the Project; and

**WHEREAS**, for the purposes of financing the Project, the Partnership has requested the Authority make a certain loan to the Partnership consisting of a seller carryback loan in the approximate amount of \$2,890,000 (the “**HAFC Carryback Loan**”); and

**WHEREAS**, the U.S. Department of Housing and Urban Development (“**HUD**”) has authorized the Authority’s participation in its Section 8 Project-Based Voucher Program; and

**WHEREAS**, the Partnership will finance the cost of acquiring and rehabilitating the Project with numerous sources of funds, projected to include an estimated equity investment of approximately \$9,856,870 from the Limited Partner eligible to benefit from federal low-income housing tax credits allocated to the Project under Section 42 of the Internal Revenue Code; a construction loan from JPMorgan Chase Bank, N.A., a national banking association (“**Chase**”) in an amount not to exceed \$8,600,000 (the “**Chase Construction Loan**”); construction and permanent financing from The California Department of Housing and Community Development (“**HCD**”) under the Joe Serna, Jr. Farmworker Housing Grant Program in an amount not to exceed \$3,738,989 (the “**Joe Serna Loan**”); and the HAFC Carryback Loan (collectively, the “**Project Financing**”); and

**WHEREAS**, as a condition to making the Chase Construction Loan to the Partnership, Chase has required that the Authority execute (i) that certain Payment Guaranty, (ii) that certain Completion Guaranty and (iii) that certain Environmental Indemnity Agreement (together, the “**Chase Guaranty Documents**”); and

**WHEREAS**, the Authority intends to act as a lender of the HAFC Carryback Loan, the developer and management agent of the Project, the sole member and manager of the Administrative General Partner and guarantor of certain obligations connected with the Project; and

**WHEREAS**, the Partnership has requested the Authority to make available funds to assist with the financial closing of the Project through the temporary deferral of payment of a portion of the developer fees payable to the Authority by the Partnership (the “**Developer Fee**”) in an approximate amount of \$200,000; and

**WHEREAS**, the Authority wishes to ratify and confirm all actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution and to authorize such actions subsequent to the date hereof; and

**WHEREAS**, the Authority is authorized to delegate to one or more of its agents and employees such powers as it deems proper;

**NOW, THEREFORE, BE IT RESOLVED:**

1. **Development Services.** The Chief Executive Officer, Tyrone Roderick Williams, the Chief Real Estate Officer, Michael Duarte, and the Chief Diversity Officer, Marc Brady, or their respective designees (each, an “**Authorized Officer**” and, collectively, the “**Authorized Officers**”), and each of them acting alone, are authorized and directed to enter into a Development Agreement with the Partnership and to execute such other documents and take such other actions as necessary to fulfill the Authority’s intended functions as developer of the Project (including any subcontracts with respect thereto). The Authority, as developer of the Project, is authorized to permit the deferral of a portion of the payment of the Developer Fee to a future draw, as necessary or desirable to provide sufficient funds for the initial closing draw for the Project or as otherwise necessary to facilitate the financing and development of the Project. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as the sole member and manager of the Administrative General Partner to temporarily defer the payment of a portion of the Developer Fee of an amount of approximately \$200,000 as necessary or desirable to provide sufficient funds for the Project.
2. **General Partner Function.** The Authorized Officers, and each of them acting alone, are authorized and directed to cause the Authority, in its capacity as manager of the Administrative General Partner, to take all actions and execute all documents necessary for the Administrative General Partner to carry out its function as administrative general partner of the Partnership, including without limitation by execution of the Amended and Restated Agreement of Limited Partnership of the Partnership and any amendment thereto in furtherance of such admissions; provided further, that in such capacity, the Authority is authorized and directed to cause the Administrative General Partner to approve the admission of the Limited Partner to the Partnership.
3. **Approval of Partnership Documents.** The Authority has been presented with drafts of the documents listed in Exhibit A under the heading “Partnership Documents” (the “**Partnership Documents**”) in connection with the Partnership and the Project, which documents are on file with the Authority’s Secretary. The Authorized Officers, and each of them acting alone, are authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, the Partnership Documents substantially in the form on file with the Authority, and such other documents as the Authorized Officers determine may be necessary or desirable to substitute the SPE LLC as the Managing General Partner prior to or following the closing of the Project Financing; *provided however*, any Authorized Officer may approve on the Authority’s behalf or as the manager of the Administrative General Partner any further changes to the draft Partnership Documents, including material changes, and such Authorized Officer’s signature on the final Partnership Documents shall be construed as the Authority’s approval of such changes. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner or as the

manager of the Administrative General Partner of the Partnership to carry out the transactions contemplated by the Partnership Documents.

4. **Approval of HUD Documents.** The Authority has been presented with drafts of the documents listed in Exhibit A under the heading “HUD Documents” (the “**HUD Documents**”) in connection with the Partnership and the Project, which documents are on file with the Authority’s Secretary. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as manager of the Administrative General Partner to execute and deliver the HUD Documents pursuant to which the Partnership will be provided a subsidy funded with money received from HUD pursuant to a Project-Based Section 8 Housing Assistance Payments Contract; *provided however*, any Authorized Officer may approve on the Authority’s behalf or as the manager of the Administrative General Partner any further changes to the draft HUD Documents, including material changes, and such Authorized Officer’s signature on the final HUD Documents shall be construed as the Authority’s approval of such changes. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority or the Partnership to carry out the transactions contemplated by the HUD Documents.

5. **Approval of Loan Assembly Activities.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as manager of the Administrative General Partner to execute, deliver and/or file (or cause to be delivered and/or filed) all documents deemed necessary or appropriate to assemble the Project Financing, including without limitation, construction, permanent and third party loan applications, tax credit applications, and any and all other documents reasonably required to (i) cause the Investor Limited Partner to make capital contribution(s) to the Partnership, and (ii) borrow sufficient funds to support the Project.

6. **Loan of Funds.** The Authorized Officers, and each of them acting alone, on behalf of the Authority in its capacity as the manager of the Administrative General Partner, are authorized to take such actions and execute such documents as necessary to cause the Partnership to borrow funds from Chase, HCD and the Authority in an aggregate approximate amount of up to \$15,228,989. Each Authorized Officer, and each of them acting alone, is authorized to decrease the principal amount of any loan by any amount, or to increase the principal amount of any loan by an amount up to 10% more than the maximum aggregate principal amount for the loans stated in this resolution. The source of funds for any such increase shall be funds available to the Authority and/or the Partnership or such other funds that may become available to the Authority and/or the Partnership for the Project. The Board directs the Executive Director to report to the Board if the total amount borrowed by the Partnership for the Project exceeds the aggregate maximum principal amount stated in this resolution for all loans to the Partnership (as may have been increased and as permitted by this section).

7. **Approval of Guarantees.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf, to execute and perform under such guarantees as are deemed necessary or appropriate to the Project Financing, including without

limitation, with respect to the Partnership Documents (described above), and the Chase Guaranty Documents.

8. **Approval of Chase Construction Loan Documents.** The Authority has been presented with drafts of the documents listed in Exhibit A under the heading “Chase Construction Loan Documents” (the “**Chase Construction Loan Documents**”) in connection with the Partnership and the Project, which documents are, or upon receipt will be, on file with the Authority’s Secretary, and pursuant to which the Partnership will borrow a construction loan in the approximate amount not to exceed \$8,600,000. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner to enter into the transactions described in the Chase Construction Loan Documents and to incur indebtedness and grant liens and security interests and guarantees in connection with such transactions. The Authorized Officers, and each of them acting alone, are authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, the Chase Construction Loan Documents substantially in the form on file with the Authority; *provided however*, any Authorized Officer may approve on the Authority’s behalf or as the manager of the Administrative General Partner, any further changes to the draft Chase Construction Loan Documents, including material changes, and the final amount to be borrowed, and such Authorized Officer’s signature on the final Chase Construction Loan Documents shall be construed as the Authority’s approval of such changes and final loan amount. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner, or the Partnership to carry out the transactions contemplated by the Chase Construction Loan Documents.

9. **Approval of the Joe Serna Loan Documents.** The Authority has been presented, or will be, with the HCD forms of the documents listed in Exhibit A under the heading “Form Joe Serna Loan Documents” (the “**Joe Serna Loan Documents**”) in connection with the Partnership and the Project, which documents are on file with the Authority’s Secretary, or upon receipt will be, and pursuant to which the Partnership will borrow an approximate aggregate total amount of \$3,738,989 from HCD for construction and permanent financing. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner to enter into the transactions described in the Joe Serna Loan Documents and to incur indebtedness and grant liens and security interests and guarantees in connection with such transactions, pending completion of such forms with the loan amount and other such terms as are contemplated by the Award Letter dated November 22, 2021 from the HCD. The Authorized Officers, and each of them acting alone, are authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, the Joe Serna Loan Documents substantially in the form on file with the Authority; *provided however*, any Authorized Officer may approve on the Authority’s behalf or as the manager of the Administrative General Partner any further changes to the draft Joe Serna Loan Documents, including material changes, and the final amount to be borrowed and such Authorized Officer’s signature on the final Joe Serna Loan Documents shall be construed as the Authority’s approval of such changes and final loan amount. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver,



on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner, or the Partnership to carry out the transactions contemplated by the Joe Serna Loan Documents.

10. **Approval of the Supportive Services Agreement.** The Authority has been presented with a draft of the Assignment of Supportive Services Contract between Silvercrest, Inc. and the Partnership and a copy of the Supportive Services Contract dated as of March 1, 2022 between the Authority and the Partnership (together, the “**Supportive Services Contract**”) in connection with the Authority providing supportive services to residents of the Project, which Supportive Service Contract is on file with the Authority’s Secretary. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, the Supportive Services Contract; provided however, any Authorized Officer may approve on the Authority’s behalf or as the manager of the Administrative General Partner any further changes to the draft Supportive Services Contract, including material changes, and such Authorized Officer’s signature on the final Supportive Services Contract shall be construed as the Authority’s approval of such changes. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner, or the Partnership to carry out the transactions contemplated by the Supportive Services Contract.

11. **Approval of the Facilities Use Agreement.** The Authority has been presented with a draft of the Facilities Use Agreement (the “**Facilities Use Agreement**”), between Orange Cove RAD, LP (the “**Orange Cove RAD Owner**”) and the Partnership in connection with the Project tenants’ use of certain buildings and common areas owned by the Orange Cove RAD Owner, which Facilities Use Agreement is on file with the Authority’s Secretary. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, the Facilities Use Agreement; provided however, any Authorized Officer may approve on the Authority’s behalf or as the manager of the Administrative General Partner any further changes to the draft Facilities Use Agreement, including material changes, and such Authorized Officer’s signature on the final Facilities Use Agreement shall be construed as the Authority’s approval of such changes. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner, or the Partnership to carry out the transactions contemplated by the Facilities Use Agreement.

12. **Approval of the Project Transfer, Donation Value and Acquisition Documents.** The Authority has been presented with drafts of the documents listed in Exhibit A under the heading “Acquisition Documents” (the “**Acquisition Documents**”) in connection with the purchase and development of certain land owned by the Authority which will be conveyed to the Partnership on which the Project is to be rehabilitated, which documents are on file with the Authority’s Secretary, and pursuant to which the Partnership will acquire the Property for a purchase price not to exceed

\$2,890,000 at closing (less any previous deposits into escrow), payable in the form of the HAFC Carryback Loan, and reflecting a donation by the Authority to the Partnership of a portion of the value of the Property equal to \$250,000. The Partnership intends to finance the purchase price of the Property with the HAFC Carryback Loan. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, the Acquisition Documents and to purchase and take such other actions as they deem necessary or desirable for the Partnership to acquire and develop the Property; *provided however*, any Authorized Officer may approve on the Authority's behalf or as the manager of the Administrative General Partner any further changes to the draft Acquisition Documents, including material changes, and such Authorized Officer's signature on the final Acquisition Documents shall be construed as the Authority's approval of such changes. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner, or the Partnership to carry out the transactions contemplated by the Acquisition Documents.

13. **Approval of HAFC Carryback Loan and Other Potential Changes to Project.** The Authority anticipates receiving drafts of the documents listed in Exhibit A under the heading "HAFC Carryback Loan Documents" (the "**HAFC Carryback Loan Documents**") to be executed by the Partnership and the Authority to effectuate the HAFC Carryback Loan, which HAFC Carryback Loan Documents are or will be on file with the Authority's Secretary, and pursuant to which the Partnership will borrow the HAFC Carryback Loan from the Authority. The making of the HAFC Carryback Loan in the approximate amount of \$2,890,000 is hereby authorized and the Authorized Officers, and each of them acting alone, are authorized and directed to execute and deliver, on behalf of the Authority, the HAFC Carryback Loan Documents substantially in the form that is or will be on file with the Authority; *provided however*, any Authorized Officer may approve on the Authority's behalf, any further changes to the draft HAFC Carryback Loan Documents, including material changes, and the final amount to be loaned, and such Authorized Officer's signature on the final HAFC Carryback Loan Documents shall be construed as the Authority's approval of such changes and final loan amount. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority, any other documents reasonably required to be executed by the Authority, to carry out the transactions contemplated by the HAFC Carryback Loan Documents. Each Authorized Officer, and each of them acting alone, is authorized to decrease the principal amount of the HAFC Carryback Loan by any amount, or to increase the principal amount of the HAFC Carryback Loan by an amount up to 10% more than the principal amount stated in this resolution. The source of funds for any such increase shall be any funds available to the Authority.

14. **Approval of the Management Agent and Management Agent Documents.** The Authority, as the management agent is approved to manage the Project. The Authority has been presented with drafts of the documents listed in Exhibit A under the heading "Management Agent Documents" (the "**Management Agent Documents**") in connection with the management of the Project. The Authorized Officers, and each of them acting alone, are authorized and directed to approve and to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, the Management Agent Documents substantially

in the form on file with the Authority; *provided however*, any Authorized Officer may approve on the Authority's behalf or as the manager of the Administrative General Partner, any further changes to the draft Management Agent Documents, including material changes, and such Authorized Officer's signature on the final Management Agent Documents shall be construed as the Authority's approval of such changes. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner, or the Partnership to carry out the transactions contemplated by the Management Agent Documents.

15. **Assignments.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as the manager of the Administrative General Partner, to execute and deliver one or more instruments (i) causing the Partnership to assume the Authority's rights under the construction contract, the architects' contracts, and other consultant and development contracts, as such rights pertain to the acquisition and construction of the Project, to the extent required by the Investor Limited Partner, and (ii) assigning to lenders and others the Partnership's interests in such contracts as may be required as a condition of the Project Financing, and (iii) to effectuate the assignment and assumption of any existing Acquisition Documents, Chase Construction Loan Documents, Joe Serna Loan Documents and HAFC Carryback Loan Documents.

16. **Execution of Documents.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as manager of the Administrative General Partner, to execute, deliver and/or file (or cause to be delivered and/or filed) any affidavits, certificates, letters, government forms, documents, agreements and instruments that any such Authorized Officer determines to be necessary or desirable: (i) to give effect to this resolution; (ii) to consummate the transactions contemplated herein; and/or (iii) to further the acquisition, rehabilitation, development, financing, construction, and leasing of the Project. Without limiting the scope of such authorization, such documents include declarations of restrictive covenants, regulatory agreements, various deeds, leases, notes, loan agreements, deeds of trust, guaranties and indemnities and collateral assignments related to the Project Financing. Such documents may also include, without limitation, lease-up and marketing agreements, partnership management services agreements, development agreements, construction guaranty agreements, repayment guarantees, cash pledge agreements, environmental indemnity agreements, property management agreements, architect agreements, contractor agreements, housing assistance payment contracts, irrevocable consents, confessions of judgment and appointments of attorneys for service of process.

17. **Expenditures.** The Authority is authorized to expend such funds (and to cause the Partnership and the Administrative General Partner to expend such funds) as are necessary to pay for all filing fees, application fees, registration fees and other costs relating to the Project or actions authorized by this resolution.

18. **Acting Officers Authorized.** Any action required by this resolution to be taken by the Chair of the Board or Executive Director of the Authority may, in the absence of such person, be taken by the duly authorized acting Chair of the Board or acting Executive Director of the Authority, respectively or by the designee of the Chair of the Board or Executive Director.

19. **Execution of Obligations.** The Board directs the Authority's Executive Director to cause the Authority to fulfill the Authority's duties and obligations under the various agreements authorized.

20. **Ratification and Confirmation.** All actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed, including, but not limited to, the formation of the Partnership and the Administrative General Partner, and the filing of finance applications related to the Project Financing and the prior execution of any Project documents listed on Exhibit A or otherwise required herein.

21. **Effective Date.** This resolution shall be in full force and effect from and after its adoption and approval.

PASSED AND ADOPTED THIS 13<sup>th</sup> DAY OF DECEMBER, 2022. 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:

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Cary Catalano, Chair of the Board of Commissioners

### **CERTIFICATE**

I, the undersigned, the duly appointed Chief Executive Officer of the Housing Authority of Fresno County, California (the “**Authority**”), as keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution \_\_\_\_\_ (the “**Resolution**”) is a true and correct copy of the resolution of the Board of Commissioners of the Authority, as adopted at a meeting of the Authority held on the 13<sup>th</sup> day of December, 2022, and duly recorded in the minute books of the Authority.

2. That such meeting was duly convened and held in all respects in accordance with law, and, to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a majority of the members of the Board of Commissioners of the Authority present at the meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 13<sup>th</sup> day of December, 2022.

**HOUSING AUTHORITY OF FRESNO  
COUNTY, CALIFORNIA**

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Tyrone Roderick Williams, Chief Executive Officer

## **EXHIBIT A PROJECT DOCUMENTS**

### **Partnership Documents**

- (a) Amended and Restated Agreement of Limited Partnership of Orange Cove Citrus Gardens, LP, a California limited partnership and all exhibits attached thereto which require execution;
- (b) Purchase Option and Right of First Refusal;
- (c) Final Lien Waiver and Release;
- (d) General Partner Certification;
- (e) Development Fee Agreement;
- (f) Guaranty Agreement;

### **HUD Documents**

- (g) PBV Agreement To Enter Into Housing Assistance Payments Contract by the Authority and the Partnership;
- (h) PBV Housing Assistance Payments Contract New Construction or Rehabilitation by the Authority and the Partnership;

### **Chase Construction Loan Documents**

- (i) Promissory Note (9% Construction Loan) executed by the Partnership in favor of Chase;
- (j) Construction Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing, executed by the Partnership as trustor, to the trustee named therein for the benefit of Chase;
- (k) Construction Loan Agreement executed by the Partnership and Chase;
- (l) Payment Guaranty executed by the Authority, in its capacity as guarantor, in favor of Chase;
- (m) Completion Guaranty executed by the Authority, in its capacity as guarantor, in favor of Chase;
- (n) Environmental Indemnity Agreement executed by the Partnership and the Authority, as guarantors, in favor of Chase;
- (o) Collateral Assignment of Rights to Tax Credits and Partnership Interests executed by the Partnership, Silvercrest, Inc., and Administrative General Partner in favor of Chase;
- (p) Collateral Assignment and Pledge of Developer Fees and Security Agreement executed by the Authority and acknowledged by the Partnership in favor of Chase;

- (q) Assignment of Construction and Design Agreements executed by the Partnership in favor of Chase;
- (r) Assignment of Management Agreement and Consent and Subordination of Manager executed by the Partnership and the Authority in favor of Chase;
- (s) Assignment of Agreement to Enter Into Housing Assistance Payments Contract executed by the Partnership in favor of Chase;
- (t) Consent to Assignment of AHAP Contract and HAP Contract as Security for Financing executed by the Authority and the Partnership;
- (u) Assignment of Deposit Account Tax Credit Equity Account executed by the Partnership in favor of Chase;
- (v) Subordination Agreement(s) executed by HCD, the Authority, the Partnership and Chase;

#### **Form Joe Serna Loan Documents**

- (w) HCD Standard Agreement by the Partnership and HCD;
- (x) HCD Promissory Note from the Partnership in favor of HCD;
- (y) HCD Deed of Trust with Assignment of Rents, Security Agreement and Fixture Filing from the Partnership to the trustee as named therein, for the benefit of HCD;
- (z) HCD Regulatory Agreement between the Partnership and HCD;

#### **HAFC Carryback Loan Documents**

- (aa) HACF Carryback Loan Mortgage Note by the Partnership in favor of the Authority;
- (bb) HAFC Carryback Loan Agreement between the Partnership and the Authority;
- (cc) HAFC Carryback Loan Construction Deed of Trust, Security Agreement and Financing Statement from the Partnership to the trustee as named therein, for the benefit of the Authority
- (dd) HAFC Carryback Loan Assignment of Leases and Rents by the Partnership in favor of the Authority
- (ee) Subordination Agreement (ROFR) by the Partnership and Silvercrest, Inc.;

#### **Acquisition Documents**

- (ff) Land Option Agreement between the Authority and the Partnership;
- (gg) Notice of Option to Purchase executed by the Partnership to the Authority;
- (hh) Grant Deed by the Authority in favor of Partnership;



**Management Agent Documents**

- (ii) Orange Cove Citrus Gardens Amended and Restated Property Management Agreement between the Partnership and the Authority;

**Miscellaneous Documents**

- (jj) Facilities Use Agreement by the Orange Cove RAD Owner and the Partnership; and
- (kk) Such other documents as are reasonably necessary and appropriate to consummate the financing of the Project.

# BOARD MEMO

<b>TO:</b>	Boards of Commissioners	<b>AUTHOR:</b>	Brandon Gonzalez
<b>FROM:</b>	Tyrone Roderick Williams, CEO	<b>TITLE:</b>	Senior Project Manager
<b>MEETING DATE:</b>	12/13/2022	<b>DEPARTMENT:</b>	Real Estate Development
<b>AGENDA ITEM:</b>	7d	<b>MEMO DATE:</b>	12/06/2022
<b>SUBJECT:</b>	Request to Approve Omnibus Amendment of the Original HACF Loan Documents - The Monarch @ Chinatown		

## Executive Summary

On September 27, 2022, the Boards approved a Housing Relinquished Fund Corporation (HRFC) loan increase of up to \$2,500,000 to cover construction cost overages for the Monarch @ Chinatown project. No additional funding is being requested as part of this recommended action; the action considered is to appropriately document the additional funding approved on September 27, 2022. The HRFC contribution will be documented as an Omnibus Amendment to the original Housing Authority of the City of Fresno (HACF) loan documents for an amount up to \$3,545,000, which includes the original HACF loan amount of \$1,045,000.

The purpose of this memo is to request approval of the Omnibus Amendment to the original HACF loan documents for The Monarch @ Chinatown located at 1101 "F" Street in Fresno, CA, 93706, to cover cost increases during construction. The Monarch @ Chinatown (the "Project") site consists of approximately 0.60 acres in the Chinatown district of Fresno, CA. The development is a 4-story, mixed-use development with commercial/retail space on the ground floor, and 57 units of affordable workforce housing above.

The Monarch @ Chinatown started construction in August 2020 and was faced with delays at the beginning of the project with the COVID-19 pandemic and the City of Fresno moving to electronic-only plan submissions, the approval process and being able to reach key personnel was severely impacted. The project was also faced with significant inflation in material costs due to the COVID-19 pandemic; project delays and extension of construction contract; and increases due to materials supply and demand. In addition the project was faced with delays due to PG&E since they needed to be focused on the wildfires, which delayed the removal of the PG&E poles, and in turn impacted the construction schedule.

On October 10, 2019, the Fresno City Council unanimously approved a Transformative Climate Community (TCC) Sub-Recipient Agreement for \$10,807,319 for The Monarch @ Chinatown and a Memorandum of Understanding (MOU) between the City of Fresno and Fresno Housing totaling \$977,902 for public infrastructure improvements in the local Chinatown district. The Project also received a funding commitment from the City of Fresno of HOME Funds in the amount of \$397,118. Fresno Housing has committed approximately \$1,045,000 of restricted LIPH funding.

In addition to TCC and HOME funds, other committed public funding sources include the Infill Infrastructure Grant program (IIG) from the State of California, and a permanent and soft loan from California Housing Finance Agency (CalHFA). Low Income Housing Tax Credits and tax-

## FRESNO HOUSING

exempt Bonds were also secured for the project in February 2020. The Monarch received its temporary certificates of occupancy on November 30<sup>th</sup>, 2022 and new residents are anticipated to start moving in on December 8, 2022.

At this time, it is necessary and recommended that the Boards approve the Omnibus Amendment to the original HACF loan documents for an amount up to \$3,545,000 to cover cost overages during the construction period as staff strives to pay down some of the balance with deferred/contributed developer fee and seeking additional funding.

### Recommendation

It is recommended that the Boards adopt the attached resolution approving the Omnibus Amendment to the original HACF loan documents for an amount up to \$3,545,000 for The Monarch @ Chinatown project and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute documents related to this action.

### Fiscal Impact

The fiscal impact will be for an amount up to \$3,545,000 of HRFC funding documented as an Omnibus Amendment to the original HACF loan documents for an amount up to \$3,545,000 requested for the construction and completion of The Monarch @ Chinatown. Staff will continue to pursue opportunities to reduce the permanent commitment.

### Background Information

The Monarch @ Chinatown site is located at 1101 “F” Street in Fresno, CA, 93706 southwest of Downtown Fresno. The site is in close proximity to the planned High Speed Rail station on approximately 0.60 acres.

### Past Approvals

- September 27, 2022: Request for Housing Relinquished Fund Corporation Loan
- April 22, 2020: Increase to the pre-development loan by \$1,000,000, for a total commitment of up to \$2,000,000 from HRFC. Funds have been repaid.
- February 12, 2020: Award of LIHTCs and Bonds
- October 12, 2019: Ratification of entrance into the Limited Partnership and approval of funding application submission to CalHFA applications for a permanent loan and a soft loan
- March 26, 2019: Entering into a Sub-Grant Agreement with City of Fresno
- February 27, 2018: Award of Architectural Contract (GGLO)
- January 23, 2018: Award of General Contractor/Construction Management Services (Johnston Contracting)
- December 19, 2017: Apply to funding (IIG, AHSC, LIHTC, CDLAC, HOME, AHP, etc.)
- November 28, 2017: Apply to Transformative Climate Communities funding application
- October 11, 2017: Authorize HRFC \$1,000,000 loan
- August 22, 2017: Ratifying Purchase and Sale Agreement

## FRESNO HOUSING

- August 22, 2017: Approval to submit Transformative Climate Communities Concept Proposal

**RESOLUTION NO. \_\_\_\_\_**  
**BEFORE THE BOARD OF COMMISSIONERS OF THE**  
**HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA**

**A RESOLUTION AUTHORIZING AN INCREASE IN THE LOAN FROM THE HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA (TO DORAGON @ CHINATOWN, LP RELATING THE MONARCH @ CHINATOWN PROJECT AND THE EXECUTION AND DELIVERY OF DOCUMENTS AND OTHER MATTERS RELATED THERETO.**

**WHEREAS**, the Housing Authority of the City of Fresno, California (the “**Authority**” or “**HACF**”) seeks to expand the development and availability of long-term housing for low income persons residing in the City of Fresno, California (the “**City**”); and

**WHEREAS**, the Authority is authorized, among other things, to enter into partnership and operating agreements and to make loans to partnerships to finance, plan, undertake, construct, acquire and operate housing projects; and

**WHEREAS**, the Authority has previously agreed to facilitate the acquisition and construction of approximately 0.60 acres located at 1101 F Street, Fresno, California 93706 for the purposes of the development and construction of a fifty-seven (57) unit affordable housing project to be known as The Monarch @ Chinatown consisting of (i) fifty-six (56) low-income housing tax credit units (“**LIHTC Units**”), thirteen (13) units of which LIHTC Units will convert from existing public housing projects; and (ii) one (1) manager’s unit (the “**Project**”); and

**WHEREAS**, Doragon @ Chinatown, LP (the “**Partnership**”) was formed to develop, own, and operate the Project; and

**WHEREAS**, the Partnership has requested, and the Authority has made, several construction and permanent source loans from grants made available to the Authority through various state agencies, including a loan made from capital funds available from the Authority in the amount of \$1,045,000 (the “**HACF (Cap Funds) Loan**”); and

**WHEREAS**, certain cost overruns have caused the Project to require additional funding sources, and the Authority desires to continue to facilitate the construction and development of the Project and therefore finds it necessary to increase the amount of the HACF (Cap Funds) Loan to a total of up to \$3,545,000, which increase shall be made through funds made available to HACF from a \$2,500,000 loan from the Housing Relinquished Fund Corporation (“**HRFC Funds**”); and

**WHEREAS**, the Authority wishes to ratify and confirm all actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution and to authorize such actions subsequent to the date hereof; and

**WHEREAS**, the Authority is authorized to delegate to one or more of its agents and employees such powers as it deems proper;

**NOW, THEREFORE, BE IT RESOLVED:**

1. **Approval of increasing the HACF (Cap Funds) Loan using HRFC Funds.** The Authority has been presented with an Omnibus Amendment to HACF Funds Loan Documents (the “**Omnibus Amendment**”) in connection with the increase in the principal amount of the HACF (Cap Funds) Loan (the “**HACF (Cap Funds) Loan Documents**”) to be executed by the Partnership and the Authority to effectuate the increase to the HACF (Cap Funds) Loan, which Omnibus Amendment is on file with the Authority's Secretary, and pursuant to which the Partnership will borrow the additional amount of the HACF (Cap Funds) Loan from the Authority. The increase of the HACF (Cap Funds) Loan to the amount of up to \$3,545,000 through the use of HRFC Funds, is hereby authorized and each of the Chief Executive Officer, Tyrone Roderick Williams, the Chief Real Estate Officer, Michael Duarte, and the Chief Diversity Officer, Marc Brady, or their respective designees (each, an “**Authorized Officer**” and, collectively, the “**Authorized Officers**”), are authorized and directed to execute and deliver, on behalf of the Authority, the Omnibus Amendment substantially in the form on file with the Authority; provided however, any Authorized Officer may approve on the Authority’s behalf, any further changes to the draft Omnibus Amendment, including material changes, and the final amount to be loaned, and such Authorized Officer’s signature on the final Omnibus Amendment shall be construed as the Authority’s approval of such changes and final loan amount. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority, any other documents reasonably required to be executed by the Authority, to carry out the transactions contemplated by the Omnibus Amendment. Each Authorized Officer, and each of them acting alone, is authorized to decrease the principal amount of the HACF (Cap Funds) Loan by any amount, or to increase the principal amount of the HACF (Cap Funds) Loan by an amount up to 10% more than the principal amount stated in this resolution. The source of funds for any such increase shall be any funds available to the Authority.
2. **Expenditures.** The Authority is authorized to expend such funds (and to cause the Partnership and the Administrative General Partner to expend such funds) as are necessary to pay for all filing fees, application fees, registration fees and other costs relating to the Project or actions authorized by this resolution.
3. **Acting Officers Authorized.** Any action required by this resolution to be taken by the Chair of the Board or Chief Executive Officer of the Authority may, in the absence of such person, be taken by the duly authorized acting Chair of the Board or acting Chief Executive Officer of the Authority, respectively or by the designee of the Chair of the Board or Chief Executive Officer.
4. **Execution of Obligations.** The Board directs the Authority’s Chief Executive Officer to cause the Authority to fulfill the Authority’s duties and obligations under the Omnibus Amendment.
5. **Ratification and Confirmation.** All actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.
6. **Effective Date.** This resolution shall be in full force and effect from and after its adoption and approval.

PASSED AND ADOPTED THIS 13th DAY OF DECEMBER 2022. 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:

---

Adrian Jones, Chair of the Board of Commissioners

## **CERTIFICATE**

I, the undersigned, the duly appointed Chief Executive Officer of the Housing Authority of the City of Fresno, California (the “**Authority**”), as keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution No. \_\_\_\_\_ (the “**Resolution**”) is a true and correct copy of the resolution of the Board of Commissioners of the Authority, as adopted at a meeting of the Authority held on the 13th day of December, 2022, and duly recorded in the minute books of the Authority.

2. That such meeting was duly convened and held in all respects in accordance with law, and, to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a majority of the members of the Board of Commissioners of the Authority present at the meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 13th day of December, 2022.

**HOUSING AUTHORITY OF THE CITY OF  
FRESNO, CALIFORNIA**

\_\_\_\_\_  
Tyrone Roderick Williams,  
Chief Executive Officer



# BOARD MEMO

<b>TO:</b>	Boards of Commissioners	<b>AUTHOR:</b>	Brandon Gonzalez
<b>FROM:</b>	Tyrone Roderick Williams, CEO		Senior Project Manager
<b>MEETING DATE:</b>	12/13/2022	<b>DEPARTMENT:</b>	Real Estate Development
<b>AGENDA ITEM:</b>	7e	<b>MEMO DATE:</b>	12/6/2022
<b>SUBJECT:</b>	Update on the Sale of the former Parlier Office located at 1030 E. Parlier Avenue, Parlier, CA 93648 (APN: 355-280-07).		

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## Executive Summary

The purpose of this Board Memo is an informational update for the Boards of Commissioners on the status of the sale of the Parlier Office and associated land.

In May 2021, information on the potential sale of the former Parlier office property was presented to the Boards of Commissioners in the mid-month update. Since July 2020, the City of Parlier (the “City”) continued to express interest in purchasing the property at 1030 E. Parlier Avenue which includes the former Parlier Office building and 2.24 acres of vacant land. The City’s plans for the use of this property include a new park project and further expansion of their City Hall.

In April 2021, the City of Parlier received an official award from the California Natural Resources Agency (CNRA) under the Urban Greening Grant Program for its proposed Fig Park project. The City of Parlier’s Fig Park project will include passive low water use landscaping and other amenities, which will introduce children to the natural environment with educational plaques describing native species and the history of the City of Parlier.

The proposed park is immediately adjacent to our recently redeveloped Oak Grove Commons property, which provides affordable family housing. Furthermore, three blocks from the potential Fig Park site is our recently rehabilitated Orchard Commons Apartments. The proposed park would be a great amenity to our residents and the greater community.

On September 1, 2021, the City of Parlier agreed to the proposed terms that were outlined in a Purchase and Sale Agreement to purchase the 2.24-acre vacant parcel located on the former Parlier Office property. In addition, the City of Parlier has also agreed to the proposed terms as outlined in a Lease and Option to Purchase Agreement that will allow the city to lease the existing Parlier Office for a lease term of 5 years with an option to purchase at the end of the lease term. The former Parlier Office property is currently owned by Silvercrest, Inc. who acquired the property in 2018 as part of the Oak Grove Commons redevelopment efforts.

In November 2022, the City of Parlier was required by the CNRA to update their appraisal for the subject property. The value of the property was based on a recent survey that showed a

## FRESNO HOUSING

small a reduction in the acreage of the vacant parcel. The original estimated 2.24 acres was reduced to 1.81 acres which resulted in the property value decreasing from \$290,000 to \$240,000. However, the City of Parlier has agreed to a “Lease Commencement Fee” of \$50,000 to be paid to Silvercrest, Inc. as part of the Lease and Option to Purchase portion of the transaction. This will help to ensure the original sale & lease value remains as intended for the subject property. The City of Parlier will continue to move forward with the lease of the former Parlier Office under the original terms.

As Silvercrest, Inc. is the owner of the former Parlier Office property, staff will be recommending that the Board of Directors of Silvercrest, Inc. consider entering into a Purchase and Sale Agreement with the City of Parlier for the newly appraised 1.81 acre vacant parcel as well as to enter into a Lease and Option to Purchase Agreement for the former Parlier office for a lease term of 5 years which will include an option to purchase. No action will be required by the FH Boards of Commissioners.

### Recommendation

There are no staff recommendations for the FH Boards of Commissioners at this time. As Silvercrest, Inc. is the owner of the former Parlier Office property located at 1030 E. Parlier Avenue, Parlier, CA 93648, the Board of Directors of Silvercrest, Inc. will take official action as it relates to the Purchase and Sale Agreement and Lease and Option to Purchase Agreement with the City of Parlier.

### Fiscal Impact

There is no fiscal impact for Fresno Housing at this time.

### Background Information

In July 2020, the City of Parlier contacted Housing Authority staff expressing interest in purchasing the property located at 1030 E. Parlier Avenue, Parlier, CA. The City of Parlier just recently received a grant award from the California Natural Resources Agency under the Urban Greening Grant Program for their proposed Fig Park project. The design of the park project is geared towards reducing greenhouse gas emissions through tree planting. The park will also incorporate an educational component where younger generations can learn about local plants and Parlier’s rich and unique history. The project will include walking paths, trees, shade structures, picnic tables and a playground. The Parlier Office property has been identified by the City of Parlier as the desired location for their Fig Park project. Additionally, the City of Parlier has expressed interest in utilizing the Parlier Office building for purposes of expanding their City Hall, which is currently located across the street from the subject property.

### Past Board Actions – N/A

The sale of the Parlier office was presented as a Board Update to the Boards of Commissioners in February, May and September of 2021 as part of the mid-month updates. No official Board actions were taken at that time.

## BOARD MEMO

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

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

**TO:** Boards of Commissioners  
Fresno Housing  
**FROM:** Tyrone Roderick Williams  
CEO/Executive Director

**DATE:** December 5, 2022  
**BOARD MEETING:** December 13, 2022  
**AGENDA ITEM:** 8f  
**AUTHOR:** Marian Mikhael

**SUBJECT:** Consideration of Construction Rehabilitation Contract - Sequoia Courts Terrace

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### Executive Summary

The purpose of this memo is to request approval from the Boards of Commissioners to award a construction rehabilitation contract to Beam Construction and Mangement Inc. for rehabilitation work at Sequoia Courts Terrace including removal of lead based paint.

The proposed scope of work includes lead abatement and miscellaneous interior repairs including drywall repair and replacement texturing, painting, flooring insulation, electrical, plumbing, and finish carpentry in multifamily apartment units in Sequoia Courts Terrace located at 515 S. Modoc St. Fresno, CA 93706.

An Invitation for Bids (IFB) was publicly solicited in October of 2022. Solicitation efforts included publication in the Fresno Bee, Central Valley Builder's Exchange, E-procurement website, public job walks, and direct calls to potential vendors. The deadline for responses was scheduled for December 1<sup>st</sup>, 2022. The Agency received a total of four (4) bids, of which one (1) bid was deemed responsive and responsible and was also the lowest of the bidders. The following qualified responsible bidder was:

1. Beam Construction and Management Inc.: \$289,000

After further analysis and review of the bid documents, FH has determined that Beam Construction and Management Inc. is the lowest responsive and responsible bidder, who has provided qualifications and price that is reasonable according to our cost analysis. If the contract is awarded, the proposed construction start date is January, 2023.

**Recommendation**

It is recommended the Boards of Commissioners adopt a resolution authorizing Tyrone Roderick Williams, CEO, and/or his designee, to enter into contract negotiations and execute the contract for the lead based paint removal and related rehabilitation work at Sequoia Courts Terrace with Beam Construction and Management Inc. for \$289,000.

**Fiscal Impact**

The fiscal impact of the contract will be no more than \$289,000. This amount will be paid utilizing HUD Capital Funds.

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

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION APPROVING A CONSTRUCTION REHABILITATION CONTRACT FOR  
REHABILITATION WORK AT SEQUOIA COURTS TERRACE INCLUDING REMOVAL  
OF LEAD BASED PAINT**

WHEREAS, the Housing Authority of the City of Fresno (the “Agency”) has received bids from qualified licensed general/lead abatement contractors for the lead abatement and miscellaneous interior repairs including drywall repair and replacement texturing, painting, flooring insulation, electrical, plumbing, and finish carpentry in multifamily apartment units in Sequoia Courts Terrace located at 515 S. Modoc St. Fresno, CA 93706; and

WHEREAS, the Agency released an Invitation for Bids for lead-based paint abatement and rehabilitation work; and

WHEREAS, the Invitation for Bids was available on the Agency website, advertised in the Fresno Bee and listed with the local Builders Exchange; and,

WHEREAS, the Agency received Four (4) bids from qualified general contractors, and

WHEREAS, Beam Construction and Management Inc. was determined to be the responsive and responsible bidder that provided qualifications and prices that are most advantageous to the Agency, pursuant to the Agency’s procurement guidelines; and

WHEREAS, the Agency desires to enter into a contract with Beam Construction and Management Inc., for the lead-based paint removal and related rehabilitation work at Sequoia Courts Terrace for the amount of \$289,000; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno do hereby authorize Tyrone Roderick Williams, CEO, or his designee, to negotiate and execute the contract for the lead paint abatement and miscellaneous interior repairs of a multi-family apartment units at Sequoia Courts Terrace with Beam Construction and Management Inc. and execute all documents in connection therewith.

PASSED AND ADOPTED THIS 13<sup>th</sup> DAY OF DECEMBER 2022. 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:

---

Tyrone Roderick Williams, Secretary of the Boards of Commissioners

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

**BEFORE THE BOARD OF COMMISSIONERS OF THE**

**HOUSING AUTHORITY OF FRESNO COUNTY**

**RESOLUTION APPROVING A CONSTRUCTION REHABILITATION CONTRACT FOR  
REHABILITATION WORK AT SEQUOIA COURTS TERRACE INCLUDING REMOVAL  
OF LEAD BASED PAINT**

WHEREAS, the Housing Authority of Fresno County (the “Agency”) has received bids from qualified licensed general/lead abatement contractors for the lead abatement and miscellaneous interior repairs including drywall repair and replacement texturing, painting, flooring insulation, electrical, plumbing, and finish carpentry in multifamily apartment units in Sequoia Courts Terrace located at 515 S. Modoc St. Fresno, CA 93706; and

WHEREAS, the Agency released an Invitation for Bids for lead-based paint abatement and rehabilitation work; and

WHEREAS, the Invitation for Bids was available on the Agency website, advertised in the Fresno Bee and listed with the local Builders Exchange; and,

WHEREAS, the Agency received Four (4) bids from qualified general contractors, and

WHEREAS, Beam Construction and Management Inc. was determined to be the responsive and responsible bidder that provided qualifications and prices that are most advantageous to the Agency, pursuant to the Agency’s procurement guidelines; and

WHEREAS, the Agency desires to enter into a contract with Beam Construction and Management Inc., for the lead-based paint removal and related rehabilitation work at Sequoia Courts Terrace for the amount of \$289,000; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the Fresno County do hereby authorize Tyrone Roderick Williams, CEO, or his designee, to negotiate and execute the contract for the lead paint abatement and miscellaneous interior repairs of a multi-family apartment units at Sequoia Courts Terrace with Beam Construction and Management Inc. and execute all documents in connection therewith.

PASSED AND ADOPTED THIS 13<sup>th</sup> DAY OF DECEMBER 2022. 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:

---

Tyrone Roderick Williams, Secretary of the Boards of Commissioners



# BOARD MEMO

<b>TO:</b>	Boards of Commissioners	<b>AUTHOR:</b>	Stephanie Moreira
<b>FROM:</b>	Tyrone Roderick Williams, CEO		Sr. Analyst Quality Assurance
<b>MEETING DATE:</b>	12/13/2022	<b>DEPARTMENT:</b>	Property Management
<b>AGENDA ITEM:</b>	8g	<b>MEMO DATE:</b>	12/07/2022
<b>SUBJECT:</b>	2023 Proposed Utility Allowance Schedules – HUD Housing Assistance Programs and Low-Income Housing Tax Credit		

## Executive Summary

**This memo provides an update to the annual Utility Allowance (UA) rates for the following programs:**

- Low Income Public Housing (LIPH) [24 CFR 965.507]
- Housing Choice Voucher (HCV-Section 8) [24 CFR 982.517 (c)]
- Multi-Family Project Based Rental Assistance (MF-PBRA/RAD) [HUD Notice H-2015-04]
- Mixed Finance Properties [24 CFR 965.507 and IRC Section 42]
- Low Income Housing Tax Credit (LIHTC) Internal Revenue Code Section 42 (IRC Section 42)

In accordance with applicable U.S. Dept. of Housing and Urban Development (HUD) program regulations, Public Housing Authorities (PHAs) of LIPH and HCV programs must review the UA schedules annually and revise allowances if there has been a change of 10% or more in the utility rate since the last UA schedule revision. Based on the results of the annual review, there was an increase in utility charges for some localities and utility services of more than 10% from 2021, thus revisions will be implemented for 2022 in accordance with program requirements.

HUD requires PHAs to provide Individual Relief [24 CFR 965.508] for medical equipment by providing a supplemental medical utility allowance for residents residing in public housing units and HCV participants. Individual Relief is where a resident may request relief from payment of utility billings in excess of the Utility Allowance for resident paid utilities. Management may grant such request on reasonable grounds such as the special needs of elderly, ill, or disabled, or special factors affecting utility usage, such as use of required medical equipment.

The attached UA Charts for the LIPH program and UA Schedules for HCV program are for informational purposes only and do not require Board approval. The changes for both programs are effective January 1, 2023.

In accordance with HUD Notice H-2015-04, Owners of Multi-Family PBRA Programs are required to review the UAs every three (3) years to establish a baseline for each bedroom size. For the two (2) years after a baseline utility analysis is completed, the UA amount for each bedroom size and each utility at the property can be adjusted by a state-specific increase factor. The Utility Allowance Factor (UAF) is provided by HUD. The UA schedule is approved by HUD for the Multi-Family PBRA programs in accordance with the Housing Assistance Payment (HAP) contract anniversary.

## FRESNO HOUSING

Projects developed under the Internal Revenue Code (IRC) Section 42, LIHTC program, require the implementation of a utility (electric, gas, and water/sewer/garbage) allowance for use in calculating individual tenant subsidies for affordable housing. The LIHTC UA schedules are made available to developers of LIHTC properties throughout Fresno County, including Fresno Housing (FH). The California Tax Credit Allocation Committee (CTCAC) has provided guidance to LIHTC developers to refer to the local Public Housing Authority (PHA) as an alternative to obtain current utility allowance schedules. CTCAC requires PHAs to formally take Board action to approve the LIHTC utility allowances.

Due to the complexity of the data required to develop the utility allowances for the various programs, the Agency contracted with the Nelrod Company of Fort Worth, Texas, to develop these allowance charts/schedules. The studies were conducted in compliance with the applicable program requirements.

The Nelrod Company has prepared and recommended the attached utility allowance documents for the applicable programs for Fresno City and County as attached and referenced as such.

### **Group A (Board Action Required)**

Schedule A.1 - LIHTC Utility Allowance Schedules (2) for Energy Efficient Units and Utility Allowances (2) for Non-Energy-Efficient units (page 1-4)

1. Multi-Family Low Rise (1 to 4 Units) - Energy Efficient
2. Multi-Family Mid-Rise (5 or more units) - Energy Efficient
3. Multi-Family Apartment (0-5 BR) - Non-Energy Efficient
4. Multi-Family Apartment (6-7 BR) - Non-Energy Efficient

Schedule A.2 - Site Specific LIHTC

1. Rio Villas - Tax Credit/PBV - Multi-Family Apartment-Pending
2. Parc Grove Commons Northwest - Tax Credit/PBV - Apartment/Multi-Family
3. Parc Grove Commons II - Apartment/Multi-Family
4. Solivitia Commons- Tax Credit/PBV - Apartment/Multi-Family
5. Alegre Commons-Tax Credit/PBV – Apartment/Multi-Family
6. Linnaea Villas-Tax Credit/PBR- Apartment/Multi-Family

### **Group B (Informational Only)**

- Chart B.1 - Low Income Public Housing (LIPH) (page 1-3)
- Schedule B.2 -Housing Choice Voucher (HCV-Section 8) (page 1-14)
- Schedule B.3 – Mixed Finance Properties (LIPH with LIHTC)
  - Kerman Acres (Granada Commons) - Apartment/Multi-Family
  - Pacific Gardens – Apartment/Multi-Family
  - Yosemite Village - Row House/Townhouse/Semi-Detached/Duplex/Detached House
  - Parc Grove Commons II – LIPH/ACC Apartment/Multi-Family
- Schedule B.4- PBV only
  - Wedgewood Commons- Row House/Townhouse

# FRESNO HOUSING

## Recommendation

It is recommended that the Board of Commissioners of the Fresno Housing adopt the LIHTC utility allowance rates (Group A, Schedule A.1, and Schedule A.2 ) for new construction, rehabilitation multi-family complexes and mixed finance projects in Fresno County for units developed under IRC Section 42 (LIHTC), to be effective January 1, 2023.

## Fiscal Impact

The utility allowance is factored into the rent calculation formula, for the properties, therefore, there is no direct financial impact to the Agency; there may be minimal financial impact to the resident.

## Background Information

The Department of Housing and Urban Development's (HUD) Office of Public and Indian Housing Authorities (PIH) and Owners of Multi-Family housing properties that receive subsidy assistance, and for which HUD provides a utility allowance, are required to review and adjust as needed their properties' utility allowances at least every year. The utility adjustment must be supported by a utility analysis. The adjustments for Low Income Public Housing and Housing Choice Voucher programs must be revised if there has been a change of 10% or more in the utility rate since the last UA schedule revision. The adjustments must be made for Multi-Family housing properties regardless of whether the utility analysis shows an increase or a decrease.

Owners of properties financed with Low Income Housing Tax Credits (LIHTC) must limit rents to no more than the established maximum gross rent per bedroom size. The maximum gross rent is established by the applicable Area Median Income (AMI) numbers published annually by HUD. Owners must deduct the applicable utility allowance for all resident paid utilities from the maximum gross rent allowed. To do this, they must obtain annual utility cost estimates for buildings in their LIHTC affordable housing property. Owners may obtain annual allowances from Public Housing Authorities that have jurisdiction, or in California, owners may utilize the California Utility Allowance Calculator developed by the California Energy Commission.

		Apartment (Multi-Family)											
Utility or Service		0			1			2			3		
		1/2022	1/2023	Difference	1/2022	1/2023	Difference	1/2022	1/2023	Difference	1/2022	1/2023	Difference
Heating	a PGE Natural Gas (includes climate credit)	\$17	\$19	\$2	\$20	\$22	\$2	\$22	\$26	\$4	\$25	\$29	\$4
	a SoCal Gas Natural Gas (includes monthly charge)	\$18	\$25	\$7	\$23	\$28	\$5	\$25	\$31	\$6	\$27	\$33	\$6
	b Bottle Gas/Propane	\$49	\$65	\$16	\$56	\$74	\$18	\$65	\$87	\$22	\$72	\$95	\$23
	c Electric	\$15	\$19	\$4	\$18	\$22	\$4	\$23	\$28	\$5	\$26	\$33	\$7
	d Electric Heat Pump	\$13	\$16	\$3	\$16	\$19	\$3	\$19	\$22	\$3	\$21	\$25	\$4
	e Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Cooking	a Natural Gas (average)	\$4	\$5	\$1	\$4	\$5	\$1	\$6	\$8	\$2	\$7	\$9	\$2
	b Bottle Gas/Propane	\$10	\$13	\$3	\$10	\$13	\$3	\$16	\$22	\$6	\$23	\$30	\$7
	c Electric	\$7	\$8	\$1	\$8	\$10	\$2	\$12	\$14	\$2	\$15	\$19	\$4
Other Electric (Climate Credit, Lights, & Appliances)		\$23	\$25	\$2	\$28	\$31	\$3	\$40	\$45	\$5	\$46	\$60	\$14
Air Conditioning		\$14	\$17	\$3	\$17	\$20	\$3	\$23	\$28	\$5	\$30	\$36	\$6
Water Heating	a Natural Gas	\$7	\$9	\$2	\$8	\$11	\$3	\$12	\$16	\$4	\$15	\$20	\$5
	b Bottle Gas/Propane	\$23	\$30	\$7	\$26	\$35	\$9	\$36	\$48	\$12	\$46	\$61	\$15
	c Electric	\$16	\$20	\$4	\$19	\$23	\$4	\$24	\$29	\$5	\$29	\$36	\$7
	d Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Range / Microwave Tenant-purchasing/leasing		\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0
Refrigerator Tenant-purchasing/leasing		\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0

		Apartment (Multi-Family)											
Utility or Service		4			5			6			7		
		1/2022	1/2023	Difference	1/2022	1/2023	Difference	1/2022	1/2023	Difference	1/2022	1/2023	Difference
Heating	a PGE Natural Gas (includes climate credit)	\$28	\$32	\$4	\$30	\$36	\$6	\$33	\$39	\$6	\$36	\$42	\$6
	a SoCal Gas Natural Gas (includes monthly charge)	\$29	\$36	\$7	\$29	\$39	\$10	\$31	\$42	\$11	\$33	\$45	\$12
	b Bottle Gas/Propane	\$78	\$104	\$26	\$85	\$113	\$28	\$92	\$122	\$30	\$101	\$135	\$34
	c Electric	\$32	\$39	\$7	\$37	\$45	\$8	\$40	\$48	\$8	\$43	\$52	\$9
	d Electric Heat Pump	\$23	\$28	\$5	\$25	\$31	\$6	\$28	\$33	\$5	\$29	\$36	\$7
	e Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Cooking	a Natural Gas (average)	\$10	\$12	\$2	\$11	\$14	\$3	\$12	\$16	\$4	\$12	\$17	\$5
	b Bottle Gas/Propane	\$29	\$39	\$10	\$33	\$43	\$10	\$36	\$48	\$12	\$39	\$52	\$13
	c Electric	\$19	\$23	\$4	\$23	\$28	\$5	\$25	\$30	\$5	\$26	\$32	\$6
Other Electric (Climate Credit, Lights, & Appliances)		\$64	\$75	\$11	\$78	\$93	\$15	\$86	\$102	\$16	\$93	\$111	\$18
Air Conditioning		\$37	\$44	\$7	\$43	\$52	\$9	\$46	\$56	\$10	\$50	\$60	\$10
Water Heating	a Natural Gas	\$20	\$27	\$7	\$24	\$31	\$7	\$26	\$34	\$8	\$29	\$37	\$8
	b Bottle Gas/Propane	\$62	\$82	\$20	\$72	\$95	\$23	\$78	\$104	\$26	\$85	\$113	\$28
	c Electric	\$35	\$42	\$7	\$40	\$48	\$8	\$43	\$52	\$9	\$46	\$56	\$10
	d Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Range / Microwave Tenant-purchasing/leasing		\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0
Refrigerator Tenant-purchasing/leasing		\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0

		Detached House (Single-Family)											
Utility or Service		0			1			2			3		
		1/2022	1/2023	Difference	1/2022	1/2023	Difference	1/2022	1/2023	Difference	1/2022	1/2023	Difference
Heating	a PGE Natural Gas (includes climate credit)	\$25	\$29	\$4	\$29	\$34	\$5	\$33	\$39	\$6	\$36	\$42	\$6
	a SoCal Gas Natural Gas (includes monthly charge)	\$25	\$33	\$8	\$28	\$38	\$10	\$31	\$42	\$11	\$33	\$45	\$12
	b Bottle Gas/Propane	\$72	\$95	\$23	\$82	\$109	\$27	\$92	\$122	\$30	\$101	\$135	\$34
	c Electric	\$32	\$39	\$7	\$38	\$45	\$7	\$43	\$52	\$9	\$48	\$58	\$10
	d Electric Heat Pump	\$19	\$23	\$4	\$22	\$27	\$5	\$27	\$32	\$5	\$30	\$36	\$6
	e Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Cooking	a Natural Gas (average)	\$4	\$5	\$1	\$4	\$5	\$1	\$6	\$8	\$2	\$7	\$9	\$2
	b Bottle Gas/Propane	\$10	\$13	\$3	\$10	\$13	\$3	\$16	\$22	\$6	\$23	\$30	\$7
	c Electric	\$7	\$8	\$1	\$8	\$10	\$2	\$12	\$14	\$2	\$15	\$19	\$4
Other Electric (Climate Credit, Lights, & Appliances)		\$36	\$40	\$4	\$42	\$48	\$6	\$60	\$70	\$10	\$80	\$95	\$15
Air Conditioning		\$11	\$13	\$2	\$13	\$16	\$3	\$29	\$36	\$7	\$46	\$55	\$9
Water Heating	a Natural Gas	\$10	\$12	\$2	\$11	\$14	\$3	\$15	\$20	\$5	\$20	\$27	\$7
	b Bottle Gas/Propane	\$29	\$39	\$10	\$33	\$43	\$10	\$46	\$61	\$15	\$62	\$82	\$20
	c Electric	\$20	\$24	\$4	\$24	\$29	\$5	\$30	\$37	\$7	\$37	\$44	\$7
	d Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Range / Microwave Tenant-purchasing/leasing		\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0
Refrigerator Tenant-purchasing/leasing		\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0

		Detached House (Single-Family)											
Utility or Service		4			5			6			7		
		1/2022	1/2023	Difference	1/2022	1/2023	Difference	1/2022	1/2023	Difference	1/2022	1/2023	Difference
Heating	a PGE Natural Gas (includes climate credit)	\$40	\$47	\$7	\$44	\$52	\$8	\$48	\$57	\$9	\$52	\$62	\$10
	a SoCal Gas Natural Gas (includes monthly charge)	\$36	\$50	\$14	\$39	\$54	\$15	\$42	\$58	\$16	\$45	\$63	\$18
	b Bottle Gas/Propane	\$111	\$148	\$37	\$121	\$161	\$40	\$131	\$174	\$43	\$144	\$191	\$47
	c Electric	\$54	\$65	\$11	\$59	\$73	\$14	\$65	\$80	\$15	\$70	\$86	\$16
	d Electric Heat Pump	\$33	\$40	\$7	\$36	\$44	\$8	\$39	\$47	\$8	\$42	\$51	\$9
	e Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Cooking	a Natural Gas (average)	\$10	\$12	\$2	\$11	\$14	\$3	\$12	\$16	\$4	\$13	\$17	\$4
	b Bottle Gas/Propane	\$29	\$39	\$10	\$33	\$43	\$10	\$36	\$48	\$12	\$39	\$52	\$13
	c Electric	\$19	\$23	\$4	\$23	\$28	\$5	\$25	\$30	\$5	\$26	\$32	\$6
Other Electric (Climate Credit, Lights, & Appliances)		\$102	\$122	\$20	\$125	\$149	\$24	\$137	\$163	\$26	\$148	\$177	\$29
Air Conditioning		\$62	\$75	\$13	\$78	\$95	\$17	\$85	\$102	\$17	\$91	\$110	\$19
Water Heating	a Natural Gas	\$25	\$33	\$8	\$30	\$39	\$9	\$32	\$43	\$11	\$35	\$46	\$11
	b Bottle Gas/Propane	\$75	\$100	\$25	\$88	\$117	\$29	\$95	\$126	\$31	\$105	\$139	\$34
	c Electric	\$43	\$52	\$9	\$50	\$60	\$10	\$54	\$65	\$11	\$57	\$69	\$12
	d Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Range / Microwave Tenant-purchasing/leasing		\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0
Refrigerator Tenant-purchasing/leasing		\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0

**Utility Allowance Schedule**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB Approval  
No. 2577-0169  
exp. 7/31/2022

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality: **Housing Authorities of the City & County of Fresno, CA**

Unit Type: **Multi-Family  
Low-Rise (1-4 Units) (LIHTC)**

Utility or Service: **Energy Efficient**

0 BR

1 BR

2 BR

3 BR

4 BR

5 BR

6 BR

7 BR

Monthly Dollar Allowances

**Heating**

a. Natural Gas	\$26.00	\$31.00	\$35.00	\$36.00	\$38.00	\$40.00	\$43.00	\$46.00
b. Bottle Gas/Propane								
c. Electric	\$22.00	\$26.00	\$32.00	\$38.00	\$44.00	\$49.00	\$53.00	\$57.00
d. Electric Heat Pump	\$17.00	\$20.00	\$24.00	\$26.00	\$30.00	\$32.00	\$35.00	\$38.00
e. Fuel Oil								

**Cooking**

a. Natural Gas	\$3.00	\$5.00	\$7.00	\$8.00	\$10.00	\$13.00	\$15.00	\$17.00
b. Bottle Gas/Propane								
c. Electric	\$7.00	\$8.00	\$12.00	\$15.00	\$19.00	\$23.00	\$24.00	\$26.00

**Other Electric & Cooling**

Other Electric (Lights & Appliances) (includes climate credit)	\$25.00	\$31.00	\$45.00	\$60.00	\$75.00	\$93.00	\$102.00	\$111.00
Air Conditioning	\$16.00	\$18.00	\$26.00	\$33.00	\$41.00	\$48.00	\$52.00	\$56.00

**Water Heating**

a. Natural Gas	\$10.00	\$12.00	\$18.00	\$23.00	\$28.00	\$33.00	\$36.00	\$40.00
b. Bottle Gas/Propane								
c. Electric	\$20.00	\$23.00	\$30.00	\$36.00	\$43.00	\$49.00	\$53.00	\$57.00
d. Fuel Oil								

**Water, Sewer, Trash Collection**

Water	N/A							
Sewer								
Trash Collection								

**Tenant-supplied Appliances**

Range / Microwave Tenant-supplied								
Refrigerator Tenant-supplied								

**Other--specify: Monthly Charges**

Natural Gas Charge \$-3.99 (includes climate credit)	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
---	---------	---------	---------	---------	---------	---------	---------	---------

**Actual Family Allowances**

To be used by the family to compute allowance. Complete below for the actual unit rented.

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service	per month cost
Heating	\$
Cooking	\$
Other Electric	\$
Air Conditioning	\$
Water Heating	\$
Water	\$
Sewer	\$
Trash Collection	\$
Range / Microwave	\$
Refrigerator	\$
Other	\$
Other	\$
Total	\$





**Utility Allowance Schedule**

U.S. Department of Housing and Urban Development  
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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality: **Housing Authorities of the City & County of Fresno, CA**

Unit Type: **Multi-Family Mid-Rise (5 or More Units) (LIHTC)**

Utility or Service: **Energy Efficient**

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
Monthly Dollar Allowances							

**Heating**

a. Natural Gas	\$18.00	\$21.00	\$25.00	\$26.00	\$30.00	\$31.00	\$35.00	\$36.00
b. Bottle Gas/Propane								
c. Electric	\$15.00	\$18.00	\$23.00	\$27.00	\$32.00	\$37.00	\$40.00	\$43.00
d. Electric Heat Pump	\$13.00	\$15.00	\$18.00	\$21.00	\$23.00	\$25.00	\$27.00	\$29.00
e. Fuel Oil								

**Cooking**

a. Natural Gas	\$3.00	\$5.00	\$7.00	\$8.00	\$10.00	\$13.00	\$15.00	\$17.00
b. Bottle Gas/Propane								
c. Electric	\$7.00	\$8.00	\$12.00	\$15.00	\$19.00	\$23.00	\$24.00	\$26.00

**Other Electric & Cooling**

Other Electric (Lights & Appliances) (includes climate credit)	\$20.00	\$24.00	\$36.00	\$48.00	\$60.00	\$72.00	\$79.00	\$87.00
Air Conditioning	\$14.00	\$17.00	\$23.00	\$30.00	\$36.00	\$43.00	\$46.00	\$49.00

**Water Heating**

a. Natural Gas	\$8.00	\$10.00	\$13.00	\$18.00	\$23.00	\$26.00	\$28.00	\$30.00
b. Bottle Gas/Propane								
c. Electric	\$16.00	\$19.00	\$24.00	\$29.00	\$34.00	\$39.00	\$43.00	\$45.00
d. Fuel Oil								

**Water, Sewer, Trash Collection**

Water	N/A
Sewer	
Trash Collection	

**Tenant-supplied Appliances**

Range / Microwave Tenant-supplied								
Refrigerator Tenant-supplied								

**Other--specify: Monthly Charges**

Natural Gas Charge \$-3.99 (includes climate credit)	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
---	---------	---------	---------	---------	---------	---------	---------	---------

**Actual Family Allowances**

To be used by the family to compute allowance. Complete below for the actual unit rented.

Utility or Service	per month cost
Heating	\$
Cooking	\$
Other Electric	\$
Air Conditioning	\$
Water Heating	\$
Water	\$
Sewer	\$
Trash Collection	\$
Range / Microwave	\$
Refrigerator	\$
Other	\$
Other	\$
Total	\$



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U.S. Department of Housing and Urban Development  
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Date (mm/dd/yyyy):

Locality: **Housing Authorities of the City & County of Fresno, CA**

Unit Type: **Multi-Family (Apartment)**

Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
<b>Heating</b>						
a. Natural Gas ( <b>PG&amp;E</b> ) (Includes Climate Credit)	\$19.00	\$22.00	\$26.00	\$29.00	\$32.00	\$36.00
b. Natural Gas ( <b>SoCal Gas</b> ) (Includes Monthly Charge)	\$25.00	\$28.00	\$31.00	\$33.00	\$36.00	\$39.00
c. Bottle Gas/Propane	\$65.00	\$74.00	\$87.00	\$95.00	\$104.00	\$113.00
d. Electric	\$19.00	\$22.00	\$28.00	\$33.00	\$39.00	\$45.00
e. Electric Heat Pump	\$16.00	\$19.00	\$22.00	\$25.00	\$28.00	\$31.00
f. Oil						
<b>Cooking</b>						
a. Natural Gas ( <b>avg</b> )	\$5.00	\$5.00	\$8.00	\$9.00	\$12.00	\$14.00
b. Bottle Gas/Propane	\$13.00	\$13.00	\$22.00	\$30.00	\$39.00	\$43.00
c. Electric	\$8.00	\$10.00	\$14.00	\$19.00	\$23.00	\$28.00
<b>Other Electric &amp; Cooling</b>						
Other Electric (Lights & Appliances) (Includes Climate Credit)	\$25.00	\$31.00	\$45.00	\$60.00	\$75.00	\$93.00
Air Conditioning	\$17.00	\$20.00	\$28.00	\$36.00	\$44.00	\$52.00
<b>Water Heating</b>						
a. Natural Gas ( <b>avg</b> )	\$9.00	\$11.00	\$16.00	\$20.00	\$27.00	\$31.00
b. Bottle Gas/Propane	\$30.00	\$35.00	\$48.00	\$61.00	\$82.00	\$95.00
c. Electric	\$20.00	\$23.00	\$29.00	\$36.00	\$42.00	\$48.00
d. Oil						
<b>Water, Sewer, Trash Collection</b>						
Water	N/A	N/A	N/A	N/A	N/A	N/A
Sewer	N/A	N/A	N/A	N/A	N/A	N/A
Trash Collection	N/A	N/A	N/A	N/A	N/A	N/A
<b>Tenant-supplied Appliances</b>						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
<b>Other--specify: Monthly Charges</b>						
<b>Actual Family Allowances</b>		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
Name of Family		Water		\$		
		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
Address of Unit		Other		\$		
		Total		\$		
Number of Bedrooms						



**Utility Allowance Schedule**

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality: <b>Housing Authorities of the City &amp; County of Fresno, CA</b>		Unit Type: <b>Multi-Family (Apartment)</b>				
Utility or Service:	<b>6 BR</b>	<b>7 BR</b>				
Monthly Dollar Allowances						
<b>Heating</b>						
a. Natural Gas ( <b>PG&amp;E</b> ) (Includes Climate Credit)	\$39.00	\$42.00				
b. Natural Gas ( <b>SoCal Gas</b> ) (Includes Monthly Charge)	\$42.00	\$45.00				
c. Bottle Gas/Propane	\$122.00	\$135.00				
d. Electric	\$48.00	\$52.00				
e. Electric Heat Pump	\$33.00	\$36.00				
f. Oil						
<b>Cooking</b>						
a. Natural Gas ( <b>avg</b> )	\$16.00	\$17.00				
b. Bottle Gas/Propane	\$48.00	\$52.00				
c. Electric	\$30.00	\$32.00				
<b>Other Electric &amp; Cooling</b>						
Other Electric (Lights & Appliances) (Includes Climate Credit)	\$102.00	\$111.00				
Air Conditioning	\$56.00	\$60.00				
<b>Water Heating</b>						
a. Natural Gas ( <b>avg</b> )	\$34.00	\$37.00				
b. Bottle Gas/Propane	\$104.00	\$113.00				
c. Electric	\$52.00	\$56.00				
d. Oil						
<b>Water, Sewer, Trash Collection</b>						
Water	N/A	N/A				
Sewer	N/A	N/A				
Trash Collection	N/A	N/A				
<b>Tenant-supplied Appliances</b>						
Range / Microwave Tenant-supplied	\$11.00	\$11.00				
Refrigerator Tenant-supplied	\$12.00	\$12.00				
<b>Other--specify: Monthly Charges</b>						
<b>Actual Family Allowances</b>			Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented. Name of Family			Heating		\$	
			Cooking		\$	
			Other Electric		\$	
			Air Conditioning		\$	
			Water Heating		\$	
Address of Unit			Water		\$	
			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
			Other		\$	
			Other		\$	
Number of Bedrooms			Total		\$	



**Utility Allowance Schedule**

U.S. Department of Housing and Urban Development  
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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy): 01/01/2023

Locality: **Housing Authorities of the City & County of Fresno, CA**

Unit Type: **Apartment**

Utility or Service: <b>Parc Grove Commons</b>	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR					
<b>Northwest</b>	Monthly Dollar Allowances										
<b>Heating</b>											
a. Natural Gas		\$11.00	\$14.00	\$17.00	\$19.00						
b. Bottle Gas/Propane											
c. Electric											
d. Electric Heat Pump											
e. Fuel Oil											
<b>Cooking</b>											
a. Natural Gas		\$3.00	\$3.00	\$5.00	\$5.00						
b. Bottle Gas/Propane											
c. Electric											
<b>Other Electric &amp; Cooling</b>											
Other Electric (Lights & Appliances)		\$49.00	\$58.00	\$67.00	\$77.00						
Air Conditioning		\$16.00	\$21.00	\$26.00	\$31.00						
<b>Water Heating</b>											
a. Natural Gas		\$13.00	\$17.00	\$18.00	\$21.00						
b. Bottle Gas/Propane											
c. Electric											
d. Fuel Oil											
<b>Water, Sewer, Trash Collection</b>											
Water											
Sewer											
Trash Collection											
<b>Tenant-supplied Appliances</b>											
Range / Microwave Tenant-supplied											
Refrigerator Tenant-supplied											
<b>Other--specify: Monthly Charges</b>											
Electric Charge \$-6.55		-\$7.00	-\$7.00	-\$7.00	-\$7.00						
Natural Gas Charge \$-3.99		-\$4.00	-\$4.00	-\$4.00	-\$4.00						
<b>Actual Family Allowances</b>	Utility or Service per month cost										
To be used by the family to compute allowance. Complete below for the actual unit rented.	Heating	\$									
	Cooking	\$									
	Other Electric	\$									
	Air Conditioning	\$									
	Water Heating	\$									
Name of Family	Water	\$									
	Sewer	\$									
	Trash Collection	\$									
	Range / Microwave	\$									
	Refrigerator	\$									
	Other	\$									
	Other	\$									
Address of Unit	Total	\$									
Number of Bedrooms											



**Utility Allowance Schedule**U.S. Department of Housing and Urban Development  
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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy): 01/01/2023

Locality: **Housing Authorities of the City & County of Fresno, CA**Unit Type: **Apartment**Utility or Service: **Parc Grove Commons II (Non-Public Housing Units)****0 BR****1 BR****2 BR****3 BR****4 BR****5 BR**

Monthly Dollar Allowances

**Heating**

a. Natural Gas		\$8.00	\$8.00	\$11.00	\$12.00	
b. Bottle Gas/Propane						
c. Electric						
d. Electric Heat Pump						
e. Oil / Other						

**Cooking**

a. Natural Gas		\$3.00	\$3.00	\$5.00	\$5.00	
b. Bottle Gas/Propane						
c. Electric						

**Other Electric & Cooling**

Other Electric (Lights & Appliances)		\$50.00	\$57.00	\$68.00	\$75.00	
Air Conditioning		\$15.00	\$20.00	\$23.00	\$29.00	

**Water Heating**

a. Natural Gas		\$7.00	\$10.00	\$12.00	\$15.00	
b. Bottle Gas/Propane						
c. Electric						
d. Oil / Other						

**Water, Sewer, Trash Collection**

Water						
Sewer						
Trash Collection						

**Tenant-supplied Appliances**

Range / Microwave Tenant-supplied						
Refrigerator Tenant-supplied						

**Other--specify: Monthly Charges**

Electric Charge \$-6.55		-\$7.00	-\$7.00	-\$7.00	-\$7.00	
Natural Gas Charge \$-3.99		-\$4.00	-\$4.00	-\$4.00	-\$4.00	

**Actual Family Allowances**

To be used by the family to compute allowance. Complete below for the actual unit rented.

	Utility or Service	per month cost
Name of Family	Heating	\$
	Cooking	\$
	Other Electric	\$
	Air Conditioning	\$
	Water Heating	\$
Address of Unit	Water	\$
	Sewer	\$
	Trash Collection	\$
	Range / Microwave	\$
	Refrigerator	\$
	Other	\$
	Other	\$
Number of Bedrooms	Total	\$



**Utility Allowance Schedule**

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U.S. Department of Housing and  
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No. 25577-0169

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The following allowances are used to determine the total cost of  
tenant-furnished utilities and appliances.

Date (mm/dd/yyyy): 01/01/2023

Locality: <b>Housing Authorities of the City and County of Fresno, CA</b>		Unit Type: <b>Apartment</b>				
Utility or Service: <b>Solivita Commons</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>
Monthly Dollar Allowances						
<b>Heating</b>						
a. Natural Gas						
b. Bottle Gas/Propane						
c. Electric						
d. Electric Heat Pump		\$13.00	\$15.00	\$20.00		
e. Oil						
<b>Cooking</b>						
a. Natural Gas		\$8.00	\$12.00	\$12.00		
b. Bottle Gas/Propane						
c. Electric						
<b>Other Electric &amp; Cooling</b>						
Other Electric (Lights & Appliances)		\$28.00	\$35.00	\$43.00		
Air Conditioning		\$7.00	\$9.00	\$12.00		
<b>Water Heating</b>						
a. Natural Gas		\$5.00	\$7.00	\$7.00		
b. Bottle Gas/Propane						
c. Electric						
d. Oil						
<b>Water, Sewer, Trash Collection</b>						
Water						
Sewer						
Trash Collection						
<b>Tenant-supplied Appliances</b>						
Range / Microwave Tenant-supplied						
Refrigerator Tenant-supplied						
<b>Other--specify: Monthly Charges</b>						
Electric Climate Credit \$-2.87		-\$3.00	-\$3.00	-\$3.00		
Natural Gas Climate Credit \$-3.99		-\$4.00	-\$4.00	-\$4.00		
<b>Actual Family Allowances</b>		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
Number of Bedrooms		Other		\$		
		Total		\$		



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Date (mm/dd/yyyy): 01/01/2023

Locality: **Housing Authority of the City & County of Fresno, CA**

Unit Type: **Apartment**

Utility or Service: **Alegre Commons**

0 BR

1 BR

2 BR

3 BR

4 BR

5 BR

Monthly Dollar Allowances

**Heating**

a. Natural Gas						
b. Bottle Gas/Propane						
c. Electric						
d. Electric Heat Pump		\$18.00	\$15.00	\$18.00		
e. Oil						

**Cooking**

a. Natural Gas						
b. Bottle Gas/Propane						
c. Electric		\$6.00	\$7.00	\$8.00		

**Other Electric & Cooling**

Other Electric (Lights & Appliances) (Includes California Climate Credit)		\$38.00	\$47.00	\$65.00		
Air Conditioning		\$6.00	\$7.00	\$5.00		

**Water Heating**

a. Natural Gas						
b. Bottle Gas/Propane						
c. Electric		\$26.00	\$33.00	\$43.00		
d. Oil						

**Water, Sewer, Trash Collection**

Water						
Sewer						
Trash Collection						

**Tenant-supplied Appliances**

Range / Microwave Tenant-supplied						
Refrigerator Tenant-supplied						

**Other--specify: Monthly Charges**


**Actual Family Allowances**

To be used by the family to compute allowance. Complete below for the actual unit rented.

	Utility or Service	per month cost
Name of Family	Heating	\$
	Cooking	\$
	Other Electric	\$
	Air Conditioning	\$
	Water Heating	\$
Address of Unit	Water	\$
	Sewer	\$
	Trash Collection	\$
	Range / Microwave	\$
	Refrigerator	\$
	Other	\$
	Other	\$
Number of Bedrooms	Other	\$
	Total	\$



**Utility Allowance Schedule**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB Approval  
No. 2577-0169  
exp. 7/31/2022

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy): 01/01/2023

Locality: **Housing Authorities of the City & County of Fresno, CA**

Unit Type: **Apartment**

Utility or Service: <b>Linnaea Villas</b>	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
<b>Heating</b>						
a. Natural Gas						
b. Bottle Gas/Propane						
c. Electric						
d. Electric Heat Pump		\$4.00	\$4.00	\$6.00		
e. Fuel Oil						
<b>Cooking</b>						
a. Natural Gas		\$3.00	\$3.00	\$5.00		
b. Bottle Gas/Propane						
c. Electric						
<b>Other Electric &amp; Cooling</b>						
Other Electric (Lights & Appliances)		\$49.00	\$57.00	\$73.00		
Air Conditioning		\$13.00	\$15.00	\$20.00		
<b>Water Heating</b>						
a. Natural Gas						
b. Bottle Gas/Propane						
c. Electric		\$25.00	\$33.00	\$40.00		
d. Fuel Oil						
<b>Water, Sewer, Trash Collection</b>						
Water						
Sewer						
Trash Collection						
<b>Tenant-supplied Appliances</b>						
Range / Microwave Tenant-supplied						
Refrigerator Tenant-supplied						
<b>Other--specify: Monthly Charges</b>						
Electric Charge \$-6.55		-\$7.00	-\$7.00	-\$7.00		
Natural Gas Charge \$-3.99		-\$4.00	-\$4.00	-\$4.00		
<b>Actual Family Allowances</b>		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
Name of Family		Water		\$		
		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
		Other		\$		
Address of Unit		Total		\$		
Number of Bedrooms						







# HOUSING AUTHORITIES OF THE CITY & COUNTY OF FRESNO, CA

## PUBLIC HOUSING

## CITY OF FRESNO

### PROPOSED MONTHLY UTILITY ALLOWANCES

#### Chart 1

**UPDATE 2022**

#### Building Type: Semi-Detached/Duplex

Sequoia Courts, Sierra Plaza, Fairview Heights, Sequoia Courts, Sierra Terrace, Monte Vista, DeSoto II, CA-06/02,03,04,05,06,07,26						
<b>(EE Equip: Win,WH,CFL)</b>	0BR	1BR	2BR	3BR	4BR	5BR
<b>Monthly Average Totals</b> (Electric, Natural Gas)		\$63.00	\$81.00	\$98.00	\$113.00	\$131.00

#### Building Type: Detached House

Sierra Plaza, Sierra Terrace, HOP CA-06/03, 06, 17, 23, 25						
<b>(EE Equip: Win,WH,Ins,CFL)</b>	0BR	1BR	2BR	3BR	4BR	5BR
<b>Monthly Average Totals</b> (Electric, Natural Gas)				\$138.00	\$141.00	\$159.00

A monthly average cost of the summer and winter adjustments were used for the electric & natural gas total costs.

L&A= Lights & Appliances

H= Space Heating

WH= Water Heating

C= Cooking

EE Equip= Energy Efficient Equipment

Win= Windows

Ins= Insulation

CFL= 100% Fluorescent Lighting



# HOUSING AUTHORITIES OF THE CITY & COUNTY OF FRESNO, CA

## PUBLIC HOUSING COUNTY OF FRESNO

### PROPOSED MONTHLY UTILITY ALLOWANCES

#### Chart 2

UPDATE 2022

**Building Type: Row House/Townhouse &  
Semi-Detached/Duplex**

<i>Sunset Terrace, Cazares Terrace I, Helsem Terrace, Mendoza Terrace I, Taylor Terrace, Marcelli Terrace, Mendoza Terrace II, Del Rey, Firebaugh Elderly, Laton Apartments, San Joaquin, Biola Apartments, Pinedale Apartments II, Cardella Courts, Pinedale Apartments, DeSoto Gardens</i> CA-28/03,06,07,08,10,11,12,18,19,20,21,22,24,33						
<b>(EE Equip: Win,H,Ins,CFL)</b>	<b>0BR</b>	<b>1BR</b>	<b>2BR</b>	<b>3BR</b>	<b>4BR</b>	<b>5BR</b>
<b>Monthly Average Totals</b> (Electric, Natural Gas)	<b>\$62.00</b>	<b>\$64.00</b>	<b>\$83.00</b>	<b>\$101.00</b>	<b>\$117.00</b>	<b>\$129.00</b>

**Building Type: Detached House**

<i>Mendoza Terrace II, Sunset Terrace, Del Rey, Laton Apartments, San Joaquin Apartments, Pinedale Apartments II, Pinedale Apartments, HOP</i> CA-28/12,13,17,18,20,28,34 21,24,32						
<b>(EE Equip: Win,H,Ins,CFL)</b>	<b>0BR</b>	<b>1BR</b>	<b>2BR</b>	<b>3BR</b>	<b>4BR</b>	<b>5BR</b>
<b>Monthly Average Totals</b> (Electric, Natural Gas)				<b>\$152.00</b>	<b>\$155.00</b>	<b>\$180.00</b>

A monthly average cost of the summer and winter adjustments were used for the electric & natural gas total costs.

L&A= Lights & Appliances

H= Space Heating

WH= Water Heating

C= Cooking

EE Equip= Energy Efficient Equipment

Win= Windows

Ins= Insulation

CFL= 100% Fluorescent Lighting

**Individual Relief**  
**Medical Equipment Allowances**  
**Electric Provider: Pacific Gas & Electric**

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.205321	\$46.00
Nebulizer	2	75	5	0.205321	\$1.00
Electric Hospital Bed	0.2	200	1	0.205321	\$1.00
Alternating Pressure Pad	24	70	52	0.205321	\$11.00
Low Air-Loss Mattress	24	120	89	0.205321	\$18.00
Power Wheelchair/Scooter	3	360	33	0.205321	\$7.00
Feeding Tube Pump	24	120	89	0.205321	\$18.00
CPAP Machine	10	30	9	0.205321	\$2.00
Leg Compression Pump	24	30	22	0.205321	\$5.00
Dialysis Machine/Equipment	2	710	44	0.205321	\$9.00

**Oxygen Concentrator**

Use per day varies, assume 12-14 hours a day.

The 5-Liter model uses 400 W, the 3-Liter model uses 320 W.

**Nebulizer**

A medicine delivery system used mostly for pediatric care.

Used 4-6 times a day for 20 minutes at a time at 75W.

**Semi/Fully Electric Hospital Bed**

Use depends on adjustments. 200 W.

**Alternating Pressure Pad**

An air-filled mattress overlay.

Used 24 hours a day for someone who is bed-ridden.

**Low Air-Loss Mattress**

Takes the place of mattress - air-filled pressurized mattress.

Cycles air around every 15-20 minutes.

**Power Wheelchairs and Scooters**

Need to be charged approximately 8 hours every 3 days.

Batteries are 120 V, 3 Amp, 360 W.

**Feeding Tube Pump** *(Continuous Feed)*

A pump delivers a constant amount of formula throughout the day or night.

**CPAP Machine**

Used for Sleep Apnea. Machines run only at night for people who have a tendency to stop breathing at night. At maximum pressure use is 40 Watts. On average - 30 Watts.

**Leg Compression Pump**

Provides intensive compression therapy. Use varies, generally from 8-24 hours daily.

**Dialysis Machine/Equipment** *(Small/Portable)*

Filters a patient's blood to remove excess water and waste products. Used 2 hours daily.

**Utility Allowance Schedule**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB Approval  
No. 2577-0169  
exp. 7/31/2022

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy): 01/01/2023

Locality: <b>Housing Authorities of the City &amp; County of Fresno, CA</b>		Unit Type: <b>Multi-Family (Apartment)</b>					
Utility or Service:	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	
Monthly Dollar Allowances							
<b>Heating</b>							
a. Natural Gas ( <b>PG&amp;E</b> ) (Includes Climate Credit)	\$19.00	\$22.00	\$26.00	\$29.00	\$32.00	\$36.00	
b. Natural Gas ( <b>SoCal Gas</b> ) (Includes Monthly Charge)	\$25.00	\$28.00	\$31.00	\$33.00	\$36.00	\$39.00	
c. Bottle Gas/Propane	\$65.00	\$74.00	\$87.00	\$95.00	\$104.00	\$113.00	
d. Electric	\$19.00	\$22.00	\$28.00	\$33.00	\$39.00	\$45.00	
e. Electric Heat Pump	\$16.00	\$19.00	\$22.00	\$25.00	\$28.00	\$31.00	
f. Oil							
<b>Cooking</b>							
a. Natural Gas ( <b>avg</b> )	\$5.00	\$5.00	\$8.00	\$9.00	\$12.00	\$14.00	
b. Bottle Gas/Propane	\$13.00	\$13.00	\$22.00	\$30.00	\$39.00	\$43.00	
c. Electric	\$8.00	\$10.00	\$14.00	\$19.00	\$23.00	\$28.00	
<b>Other Electric &amp; Cooling</b>							
Other Electric (Lights & Appliances) (Includes Climate Credit)	\$25.00	\$31.00	\$45.00	\$60.00	\$75.00	\$93.00	
Air Conditioning	\$17.00	\$20.00	\$28.00	\$36.00	\$44.00	\$52.00	
<b>Water Heating</b>							
a. Natural Gas ( <b>avg</b> )	\$9.00	\$11.00	\$16.00	\$20.00	\$27.00	\$31.00	
b. Bottle Gas/Propane	\$30.00	\$35.00	\$48.00	\$61.00	\$82.00	\$95.00	
c. Electric	\$20.00	\$23.00	\$29.00	\$36.00	\$42.00	\$48.00	
d. Oil							
<b>Water, Sewer, Trash Collection</b>							
Water	N/A	N/A	N/A	N/A	N/A	N/A	
Sewer	N/A	N/A	N/A	N/A	N/A	N/A	
Trash Collection	N/A	N/A	N/A	N/A	N/A	N/A	
<b>Tenant-supplied Appliances</b>							
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
<b>Other--specify: Monthly Charges</b>							
<b>Actual Family Allowances</b>		Utility or Service		per month cost			
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$			
		Cooking		\$			
		Other Electric		\$			
		Air Conditioning		\$			
		Water Heating		\$			
Name of Family		Water		\$			
		Sewer		\$			
		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
Address of Unit		Other		\$			
		Total		\$			
Number of Bedrooms							



**Utility Allowance Schedule**

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy): 01/01/2023

Locality: **Housing Authorities of the City & County of Fresno, CA**

Unit Type: **Multi-Family (Apartment)**

Utility or Service:

6 BR

7 BR

Monthly Dollar Allowances

**Heating**

a. Natural Gas (PG&E) (Includes Climate Credit)	\$39.00	\$42.00				
b. Natural Gas (SoCal Gas) (Includes Monthly Charge)	\$42.00	\$45.00				
c. Bottle Gas/Propane	\$122.00	\$135.00				
d. Electric	\$48.00	\$52.00				
e. Electric Heat Pump	\$33.00	\$36.00				
f. Oil						

**Cooking**

a. Natural Gas (avg)	\$16.00	\$17.00				
b. Bottle Gas/Propane	\$48.00	\$52.00				
c. Electric	\$30.00	\$32.00				

**Other Electric & Cooling**

Other Electric (Lights & Appliances) (Includes Climate Credit)	\$102.00	\$111.00				
Air Conditioning	\$56.00	\$60.00				

**Water Heating**

a. Natural Gas (avg)	\$34.00	\$37.00				
b. Bottle Gas/Propane	\$104.00	\$113.00				
c. Electric	\$52.00	\$56.00				
d. Oil						

**Water, Sewer, Trash Collection**

Water	N/A	N/A				
Sewer	N/A	N/A				
Trash Collection	N/A	N/A				

**Tenant-supplied Appliances**

Range / Microwave Tenant-supplied	\$11.00	\$11.00				
Refrigerator Tenant-supplied	\$12.00	\$12.00				

**Other--specify: Monthly Charges**

Actual Family Allowances	Utility or Service	per month cost
To be used by the family to compute allowance. Complete below for the actual unit rented. Name of Family	Heating	\$
	Cooking	\$
	Other Electric	\$
	Air Conditioning	\$
	Water Heating	\$
Address of Unit	Water	\$
	Sewer	\$
	Trash Collection	\$
	Range / Microwave	\$
	Refrigerator	\$
	Other	\$
	Other	\$
Number of Bedrooms	Total	\$



**Utility Allowance Schedule**

U.S. Department of Housing and Urban Development  
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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy): 01/01/2023

Locality: <b>Housing Authorities of the City &amp; County of Fresno, CA</b>		Unit Type: <b>Single-Family (Detached House)</b>					
Utility or Service:	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	
Monthly Dollar Allowances							
<b>Heating</b>							
a. Natural Gas ( <b>PG&amp;E</b> ) (Includes Climate Credit)	\$29.00	\$34.00	\$39.00	\$42.00	\$47.00	\$52.00	
b. Natural Gas ( <b>SoCal Gas</b> ) (Includes Monthly Charge)	\$33.00	\$38.00	\$42.00	\$45.00	\$50.00	\$54.00	
c. Bottle Gas/Propane	\$95.00	\$109.00	\$122.00	\$135.00	\$148.00	\$161.00	
d. Electric	\$39.00	\$45.00	\$52.00	\$58.00	\$65.00	\$73.00	
e. Electric Heat Pump	\$23.00	\$27.00	\$32.00	\$36.00	\$40.00	\$44.00	
f. Oil							
<b>Cooking</b>							
a. Natural Gas ( <b>avg</b> )	\$5.00	\$5.00	\$8.00	\$9.00	\$12.00	\$14.00	
b. Bottle Gas/Propane	\$13.00	\$13.00	\$22.00	\$30.00	\$39.00	\$43.00	
c. Electric	\$8.00	\$10.00	\$14.00	\$19.00	\$23.00	\$28.00	
<b>Other Electric &amp; Cooling</b>							
Other Electric (Lights & Appliances) (Includes Climate Credit)	\$40.00	\$48.00	\$70.00	\$95.00	\$122.00	\$149.00	
Air Conditioning	\$13.00	\$16.00	\$36.00	\$55.00	\$75.00	\$95.00	
<b>Water Heating</b>							
a. Natural Gas ( <b>avg</b> )	\$12.00	\$14.00	\$20.00	\$27.00	\$33.00	\$39.00	
b. Bottle Gas/Propane	\$39.00	\$43.00	\$61.00	\$82.00	\$100.00	\$117.00	
c. Electric	\$24.00	\$29.00	\$37.00	\$44.00	\$52.00	\$60.00	
d. Oil							
<b>Water, Sewer, Trash Collection</b>							
Water	N/A	N/A	N/A	N/A	N/A	N/A	
Sewer	N/A	N/A	N/A	N/A	N/A	N/A	
Trash Collection	N/A	N/A	N/A	N/A	N/A	N/A	
<b>Tenant-supplied Appliances</b>							
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
<b>Other--specify: Monthly Charges</b>							
<b>Actual Family Allowances</b>			Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented. Name of Family			Heating		\$		
			Cooking		\$		
			Other Electric		\$		
			Air Conditioning		\$		
			Water Heating		\$		
Address of Unit			Water		\$		
			Sewer		\$		
			Trash Collection		\$		
			Range / Microwave		\$		
			Refrigerator		\$		
			Other		\$		
Number of Bedrooms			Other		\$		
			Total		\$		



**Utility Allowance Schedule**

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy): 01/01/2023

Locality: <b>Housing Authorities of the City &amp; County of Fresno, CA</b>		Unit Type: <b>Single-Family (Detached House)</b>				
Utility or Service:	<b>6 BR</b>	<b>7 BR</b>				
Monthly Dollar Allowances						
<b>Heating</b>						
a. Natural Gas ( <b>PG&amp;E</b> ) (Includes Climate Credit)	\$57.00	\$62.00				
b. Natural Gas ( <b>SoCal Gas</b> ) (Includes Monthly Charge)	\$58.00	\$63.00				
c. Bottle Gas/Propane	\$174.00	\$191.00				
d. Electric	\$80.00	\$86.00				
e. Electric Heat Pump	\$47.00	\$51.00				
f. Oil						
<b>Cooking</b>						
a. Natural Gas ( <b>avg</b> )	\$16.00	\$17.00				
b. Bottle Gas/Propane	\$48.00	\$52.00				
c. Electric	\$30.00	\$32.00				
<b>Other Electric &amp; Cooling</b>						
Other Electric (Lights & Appliances) (Includes Climate Credit)	\$163.00	\$177.00				
Air Conditioning	\$102.00	\$110.00				
<b>Water Heating</b>						
a. Natural Gas ( <b>avg</b> )	\$43.00	\$46.00				
b. Bottle Gas/Propane	\$126.00	\$139.00				
c. Electric	\$65.00	\$69.00				
d. Oil						
<b>Water, Sewer, Trash Collection</b>						
Water	N/A	N/A				
Sewer	N/A	N/A				
Trash Collection	N/A	N/A				
<b>Tenant-supplied Appliances</b>						
Range / Microwave Tenant-supplied	\$11.00	\$11.00				
Refrigerator Tenant-supplied	\$12.00	\$12.00				
<b>Other--specify: Monthly Charges</b>						
<b>Actual Family Allowances</b>			Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.			Heating		\$	
			Cooking		\$	
Name of Family			Other Electric		\$	
			Air Conditioning		\$	
			Water Heating		\$	
			Water		\$	
Address of Unit			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
			Other		\$	
			Other		\$	
Number of Bedrooms			Other		\$	
			Total		\$	



## **Reasonable Accommodation Medical Equipment Allowances**

**Electric Provider: Pacific Gas & Electric (wtd avg)**

<b>Item</b>	<b>Hours per Day</b>	<b>Wattage</b>	<b>Monthly kWh</b>	<b>Energy Charge</b>	<b>Utility Allowance</b>
Oxygen Concentrator	18	400	223	0.205321	\$46.00
Nebulizer	2	75	5	0.205321	\$1.00
Electric Hospital Bed	0.2	200	1	0.205321	\$1.00
Alternating Pressure Pad	24	70	52	0.205321	\$11.00
Low Air-Loss Mattress	24	120	89	0.205321	\$18.00
Power Wheelchair/Scooter	3	360	33	0.205321	\$7.00
Feeding Tube Pump	24	120	89	0.205321	\$18.00
CPAP Machine	10	30	9	0.205321	\$2.00
Leg Compression Pump	24	30	22	0.205321	\$5.00
Dialysis Machine/Equipment	2	710	44	0.205321	\$9.00

### **Oxygen Concentrator**

Use per day varies, assume 12-14 hours a day. The 5-Liter model uses 400 W, the 3-Liter model uses 320 W.

### **Nebulizer**

A medicine delivery system used mostly for pediatric care. Used 4-6 times a day for 20 minutes at a time at 75W.

### **Semi/Fully Electric Hospital Bed**

Use depends on adjustments. 200 W.

### **Alternating Pressure Pad**

An air-filled mattress overlay. Used 24 hours a day for someone who is bed-ridden.

### **Low Air-Loss Mattress**

Takes the place of mattress - air -filled pressurized mattress. Cycles air around every 15-20 minutes.

### **Power Wheelchairs and Scooters**

Need to be charged approximately 8 hours every 3 days. Batteries are 120 V, 3 Amp, 360 W.

### **Feeding Tube Pump (Continuous Feed)**

A pump delivers a constant amount of formula throughout the day or night.

### **CPAP Machine**

For Sleep Apnea. Runs only at night for people who have a tendency to stop breathing at night. At maximum pressure use is 40 Watts. On average - 30 Watts

### **Leg Compression Pump**

Provides intensive compression therapy. Use varies, generally from 8-24 hours daily.

### **Dialysis Machine/Equipment (Small/Portable)**

Filters a patient's blood to remove excess water and waste products. Used 2 hours daily.



		Apartment (Multi-Family)											
Utility or Service		0			1			2			3		
		1/2022	1/2023	Difference	1/2022	1/2023	Difference	1/2022	1/2023	Difference	1/2022	1/2023	Difference
Heating	a PGE Natural Gas (includes climate credit)	\$17	\$19	\$2	\$20	\$22	\$2	\$22	\$26	\$4	\$25	\$29	\$4
	a SoCal Gas Natural Gas (includes monthly charge)	\$18	\$25	\$7	\$23	\$28	\$5	\$25	\$31	\$6	\$27	\$33	\$6
	b Bottle Gas/Propane	\$49	\$65	\$16	\$56	\$74	\$18	\$65	\$87	\$22	\$72	\$95	\$23
	c Electric	\$15	\$19	\$4	\$18	\$22	\$4	\$23	\$28	\$5	\$26	\$33	\$7
	d Electric Heat Pump	\$13	\$16	\$3	\$16	\$19	\$3	\$19	\$22	\$3	\$21	\$25	\$4
	e Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Cooking	a Natural Gas (average)	\$4	\$5	\$1	\$4	\$5	\$1	\$6	\$8	\$2	\$7	\$9	\$2
	b Bottle Gas/Propane	\$10	\$13	\$3	\$10	\$13	\$3	\$16	\$22	\$6	\$23	\$30	\$7
	c Electric	\$7	\$8	\$1	\$8	\$10	\$2	\$12	\$14	\$2	\$15	\$19	\$4
Other Electric (Climate Credit, Lights, & Appliances)		\$23	\$25	\$2	\$28	\$31	\$3	\$40	\$45	\$5	\$46	\$60	\$14
Air Conditioning		\$14	\$17	\$3	\$17	\$20	\$3	\$23	\$28	\$5	\$30	\$36	\$6
Water Heating	a Natural Gas	\$7	\$9	\$2	\$8	\$11	\$3	\$12	\$16	\$4	\$15	\$20	\$5
	b Bottle Gas/Propane	\$23	\$30	\$7	\$26	\$35	\$9	\$36	\$48	\$12	\$46	\$61	\$15
	c Electric	\$16	\$20	\$4	\$19	\$23	\$4	\$24	\$29	\$5	\$29	\$36	\$7
	d Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Range / Microwave Tenant-purchasing/leasing		\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0
Refrigerator Tenant-purchasing/leasing		\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0

		Apartment (Multi-Family)											
Utility or Service		4			5			6			7		
		1/2022	1/2023	Difference	1/2022	1/2023	Difference	1/2022	1/2023	Difference	1/2022	1/2023	Difference
Heating	a PGE Natural Gas (includes climate credit)	\$28	\$32	\$4	\$30	\$36	\$6	\$33	\$39	\$6	\$36	\$42	\$6
	a SoCal Gas Natural Gas (includes monthly charge)	\$29	\$36	\$7	\$29	\$39	\$10	\$31	\$42	\$11	\$33	\$45	\$12
	b Bottle Gas/Propane	\$78	\$104	\$26	\$85	\$113	\$28	\$92	\$122	\$30	\$101	\$135	\$34
	c Electric	\$32	\$39	\$7	\$37	\$45	\$8	\$40	\$48	\$8	\$43	\$52	\$9
	d Electric Heat Pump	\$23	\$28	\$5	\$25	\$31	\$6	\$28	\$33	\$5	\$29	\$36	\$7
	e Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Cooking	a Natural Gas (average)	\$10	\$12	\$2	\$11	\$14	\$3	\$12	\$16	\$4	\$12	\$17	\$5
	b Bottle Gas/Propane	\$29	\$39	\$10	\$33	\$43	\$10	\$36	\$48	\$12	\$39	\$52	\$13
	c Electric	\$19	\$23	\$4	\$23	\$28	\$5	\$25	\$30	\$5	\$26	\$32	\$6
Other Electric (Climate Credit, Lights, & Appliances)		\$64	\$75	\$11	\$78	\$93	\$15	\$86	\$102	\$16	\$93	\$111	\$18
Air Conditioning		\$37	\$44	\$7	\$43	\$52	\$9	\$46	\$56	\$10	\$50	\$60	\$10
Water Heating	a Natural Gas	\$20	\$27	\$7	\$24	\$31	\$7	\$26	\$34	\$8	\$29	\$37	\$8
	b Bottle Gas/Propane	\$62	\$82	\$20	\$72	\$95	\$23	\$78	\$104	\$26	\$85	\$113	\$28
	c Electric	\$35	\$42	\$7	\$40	\$48	\$8	\$43	\$52	\$9	\$46	\$56	\$10
	d Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Range / Microwave Tenant-purchasing/leasing		\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0
Refrigerator Tenant-purchasing/leasing		\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0

		Detached House (Single-Family)											
Utility or Service		0			1			2			3		
		1/2022	1/2023	Difference	1/2022	1/2023	Difference	1/2022	1/2023	Difference	1/2022	1/2023	Difference
Heating	a PGE Natural Gas (includes climate credit)	\$25	\$29	\$4	\$29	\$34	\$5	\$33	\$39	\$6	\$36	\$42	\$6
	a SoCal Gas Natural Gas (includes monthly charge)	\$25	\$33	\$8	\$28	\$38	\$10	\$31	\$42	\$11	\$33	\$45	\$12
	b Bottle Gas/Propane	\$72	\$95	\$23	\$82	\$109	\$27	\$92	\$122	\$30	\$101	\$135	\$34
	c Electric	\$32	\$39	\$7	\$38	\$45	\$7	\$43	\$52	\$9	\$48	\$58	\$10
	d Electric Heat Pump	\$19	\$23	\$4	\$22	\$27	\$5	\$27	\$32	\$5	\$30	\$36	\$6
	e Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Cooking	a Natural Gas (average)	\$4	\$5	\$1	\$4	\$5	\$1	\$6	\$8	\$2	\$7	\$9	\$2
	b Bottle Gas/Propane	\$10	\$13	\$3	\$10	\$13	\$3	\$16	\$22	\$6	\$23	\$30	\$7
	c Electric	\$7	\$8	\$1	\$8	\$10	\$2	\$12	\$14	\$2	\$15	\$19	\$4
Other Electric (Climate Credit, Lights, & Appliances)		\$36	\$40	\$4	\$42	\$48	\$6	\$60	\$70	\$10	\$80	\$95	\$15
Air Conditioning		\$11	\$13	\$2	\$13	\$16	\$3	\$29	\$36	\$7	\$46	\$55	\$9
Water Heating	a Natural Gas	\$10	\$12	\$2	\$11	\$14	\$3	\$15	\$20	\$5	\$20	\$27	\$7
	b Bottle Gas/Propane	\$29	\$39	\$10	\$33	\$43	\$10	\$46	\$61	\$15	\$62	\$82	\$20
	c Electric	\$20	\$24	\$4	\$24	\$29	\$5	\$30	\$37	\$7	\$37	\$44	\$7
	d Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Range / Microwave Tenant-purchasing/leasing		\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0
Refrigerator Tenant-purchasing/leasing		\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0

		Detached House (Single-Family)											
Utility or Service		4			5			6			7		
		1/2022	1/2023	Difference	1/2022	1/2023	Difference	1/2022	1/2023	Difference	1/2022	1/2023	Difference
Heating	a PGE Natural Gas (includes climate credit)	\$40	\$47	\$7	\$44	\$52	\$8	\$48	\$57	\$9	\$52	\$62	\$10
	a SoCal Gas Natural Gas (includes monthly charge)	\$36	\$50	\$14	\$39	\$54	\$15	\$42	\$58	\$16	\$45	\$63	\$18
	b Bottle Gas/Propane	\$111	\$148	\$37	\$121	\$161	\$40	\$131	\$174	\$43	\$144	\$191	\$47
	c Electric	\$54	\$65	\$11	\$59	\$73	\$14	\$65	\$80	\$15	\$70	\$86	\$16
	d Electric Heat Pump	\$33	\$40	\$7	\$36	\$44	\$8	\$39	\$47	\$8	\$42	\$51	\$9
	e Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Cooking	a Natural Gas (average)	\$10	\$12	\$2	\$11	\$14	\$3	\$12	\$16	\$4	\$13	\$17	\$4
	b Bottle Gas/Propane	\$29	\$39	\$10	\$33	\$43	\$10	\$36	\$48	\$12	\$39	\$52	\$13
	c Electric	\$19	\$23	\$4	\$23	\$28	\$5	\$25	\$30	\$5	\$26	\$32	\$6
Other Electric (Climate Credit, Lights, & Appliances)		\$102	\$122	\$20	\$125	\$149	\$24	\$137	\$163	\$26	\$148	\$177	\$29
Air Conditioning		\$62	\$75	\$13	\$78	\$95	\$17	\$85	\$102	\$17	\$91	\$110	\$19
Water Heating	a Natural Gas	\$25	\$33	\$8	\$30	\$39	\$9	\$32	\$43	\$11	\$35	\$46	\$11
	b Bottle Gas/Propane	\$75	\$100	\$25	\$88	\$117	\$29	\$95	\$126	\$31	\$105	\$139	\$34
	c Electric	\$43	\$52	\$9	\$50	\$60	\$10	\$54	\$65	\$11	\$57	\$69	\$12
	d Oil/Other	-	-	-	-	-	-	-	-	-	-	-	-
Range / Microwave Tenant-purchasing/leasing		\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0	\$11	\$11	\$0
Refrigerator Tenant-purchasing/leasing		\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0	\$12	\$12	\$0

## Comparison of Previous and Current Utility Rates

### Section 8 HCV Program

## HOUSING AUTHORITIES OF THE CITY & COUNTY OF FRESNO, CA

**NOTE: Rates in bold print indicate changes and gray print indicates removal.**

(We use the absolute value of the changes which gives us the percentage of change.

This is the best way to determine a 10% change in utility rates and charges.)

### ELECTRIC

**UPDATE 2022**

<b>Pacific Gas &amp; Electric (EL-1 CARE)</b>		Rates		Difference	
Description	Measure	9/2021	8/2022	Amount	Percent
California Climate Credit*	per month	-\$2.87	<b>-\$6.55</b>	-\$3.68	<b>-129%</b>
Tier-1 Total Energy Charges (baseline)	per kwh	0.169892	<b>0.205321</b>	0.035429	<b>21%</b>
Tier-2 Total Energy Charges (101%-400%)	per kwh	0.213345	<b>0.257051</b>	0.043706	<b>21%</b>

Territory R. **Baseline quantities have changed.**

\*Semi-annual climate credit changed from \$17.20 to \$39.30.

Summer: Jun-Sept (4), Baseline changed from 18.6 (0-577) to 17.7 (0-549),

Winter: Oct-May (8), Baseline changed from 11.3 (0-350) to 10.4 (0-322).

### NATURAL GAS

<b>Pacific Gas &amp; Electric (G-1 CARE)</b>		Rates		Difference	
Description	Measure	9/2021	8/2022	Amount	Percent
California Climate Credit*	per month	-\$2.05	<b>-\$3.99</b>	-\$1.94	<b>-95%</b>
Tier-1 Total Energy Charges (baseline)	per therm	1.35048	<b>1.65337</b>	0.30289	<b>23%</b>
Tier-2 Total Energy Charges (excess)	per therm	1.73628	<b>2.02777</b>	0.29149	<b>17%</b>

Territory R. **Baseline quantities have changed.**

Summer: Apr - Oct (7), Baseline remained 0-11 (.36) to,

Winter: Nov - Mar (5), Baseline changed from Wtd Avg 0-48 (1.56) to 0-45 (0-1.47)

\*Annual climate credit changed from \$24.62 to \$47.83.

<b>Southern California Gas (CARE GR)</b>		Rates		Difference	
Description	Measure	9/2021	8/2022	Amount	Percent
Total Monthly Charges	per month	\$4.08	\$4.08	\$0.00	<b>0%</b>
Tier-1 Total Energy Charges (baseline)	per therm	1.02874	<b>1.46840</b>	0.43966	<b>43%</b>
Tier-2 Total Energy Charges. (excess)	per therm	1.34845	<b>1.79952</b>	0.45107	<b>34%</b>

Climate Zone 2

Summer: May - Oct, Baseline 0-13 (.424), Winter: Nov - Apr, Baseline Wtd Avg 0-43 (1.40)

### BOTTLE GAS/PROPANE

<b>Suburban Propane</b>		Rates		Difference	
Description	Measure	9/2021	8/2022	Amount	Percent
Fuel Rate	per gallon	\$3.27	<b>\$5.10</b>	\$1.83	<b>56%</b>

Multi-Family Utility Comparison (rounded)				
Locality	Utility	Fiscal Year 2022	Fiscal Year 2023	Percent Change
Biola	Water	\$35	\$40	
	Trash	\$20	\$45	
	Sewer	\$44	\$45	
Total		\$99	\$130	32%
Caruthers	Water	\$40	\$40	
	Trash	\$45	\$45	
	Sewer	\$35	\$45	
Total		\$120	\$130	9%
Clovis	Water	\$33	\$36	
	Trash	\$75	\$78	
	Sewer	\$59	\$55	
Total		\$167	\$169	1%
Coalinga	Water	\$50	\$80	
	Trash	\$31	\$33	
	Sewer	\$22	\$23	
Total		\$104	\$135	30%
Del Rey	Water	\$19	\$20	
	Trash	\$22	\$22	
	Sewer	\$48	\$57	
Total		\$88	\$99	12%
Firebaugh	Water	\$34	\$36	
	Trash	\$33	\$28	
	Sewer	\$54	\$58	
Total		\$121	\$121	0%
Fowler	Water	\$22	\$48	
	Trash	\$32	\$35	
	Sewer	\$39	\$42	
Total		\$93	\$125	34%
Fresno	Water	\$41	\$41	
	Trash	\$33	\$33	
	Sewer	\$26	\$26	
Total		\$100	\$100	0%
Friant	Water	\$50	\$50	
	Trash	\$54	\$57	
	Sewer	\$0	N/A	
Total		\$104	\$107	3%
Huron	Water	\$70	\$81	
	Trash	\$24	\$24	
	Sewer	\$26	\$26	
Total		\$120	\$131	9%
Kerman	Water	\$43	\$50	
	Trash	\$21	\$21	
	Sewer	\$22	\$24	
Total		\$87	\$95	10%
Kingsburg	Water	\$31	\$34	
	Trash	\$44	\$41	
	Sewer	\$38	\$39	
Total		\$112	\$114	2%

Multi-Family Utility Comparison (rounded)				
Locality	Utility	Fiscal Year 2022	Fiscal Year 2023	Percent Change
Laton	Water	\$37	\$37	
	Trash	\$19	\$19	
	Sewer	\$41	\$41	
	Total	\$97	\$97	0%
Mendota	Water	\$61	\$62	
	Trash	\$17	\$26	
	Sewer	\$38	\$38	
	Total	\$116	\$125	8%
Orange Cove	Water	\$45	\$50	
	Trash	\$21	\$31	
	Sewer	\$34	\$40	
	Total	\$100	\$120	20%
Parlier	Water	\$39	\$39	
	Trash	\$23	\$24	
	Sewer	\$33	\$36	
	Total	\$95	\$99	4%
Pinedale	Water	\$24	\$28	
	Trash	\$27	\$33	
	Sewer	\$26	\$26	
	Total	\$77	\$87	13%
Raisin City	Water	\$52	\$52	
	Trash	\$45	\$45	
	Sewer	\$0 N/A		
	Total	\$96	\$97	1%
Reedley	Water	\$44	\$47	
	Trash	\$31	\$28	
	Sewer	\$69	\$75	
	Total	\$145	\$150	4%
Riverdale	Water	\$43	\$35	
	Trash	\$25	\$25	
	Sewer	\$39	\$46	
	Total	\$107	\$106	-1%
San Joaquin	Water	\$45	\$45	
	Trash	\$13	\$13	
	Sewer	\$38	\$38	
	Total	\$96	\$96	0%
Sanger	Water	\$35	\$35	
	Trash	\$28	\$28	
	Sewer	\$40	\$40	
	Total	\$102	\$102	0%
Selma	Water	\$74	\$65	
	Trash	\$34	\$36	
	Sewer	\$40	\$43	
	Total	\$148	\$144	-3%
Squaw Valley	Water	\$0 N/A		
	Trash	\$56	\$56	
	Sewer	\$0 N/A		
	Total	\$56	\$56	0%

Single-Family Utility Comparison (rounded)				
Locality	Utility	Fiscal Year 2022	Fiscal Year 2023	Percent Change
Biola	Water	\$35	\$40	
	Trash	\$20	\$45	
	Sewer	\$44	\$45	
Total		\$99	\$130	32%
Caruthers	Water	\$40	\$40	
	Trash	\$45	\$45	
	Sewer	\$35	\$45	
Total		\$120	\$130	9%
Clovis	Water	\$33	\$36	
	Trash	\$75	\$78	
	Sewer	\$59	\$55	
Total		\$167	\$169	1%
Coalinga	Water	\$50	\$80	
	Trash	\$31	\$33	
	Sewer	\$22	\$23	
Total		\$104	\$135	30%
Del Rey	Water	\$19	\$20	
	Trash	\$22	\$22	
	Sewer	\$55	\$65	
Total		\$95	\$107	12%
Firebaugh	Water	\$32	\$36	
	Trash	\$33	\$28	
	Sewer	\$54	\$58	
Total		\$119	\$121	2%
Fowler	Water	\$22	\$48	
	Trash	\$32	\$35	
	Sewer	\$39	\$42	
Total		\$93	\$125	34%
Fresno	Water	\$41	\$41	
	Trash	\$33	\$33	
	Sewer	\$26	\$26	
Total		\$100	\$100	0%
Friant	Water	\$50	\$50	
	Trash	\$54	\$57	
	Sewer	\$0	N/A	
Total		\$104	\$107	3%
Huron	Water	\$59	\$81	
	Trash	\$24	\$24	
	Sewer	\$26	\$26	
Total		\$109	\$131	20%
Kerman	Water	\$43	\$50	
	Trash	\$21	\$22	
	Sewer	\$33	\$33	
Total		\$97	\$105	8%
Kingsburg	Water	\$34	\$34	
	Trash	\$41	\$41	
	Sewer	\$38	\$39	
Total		\$113	\$114	1%



Single-Family Utility Comparison (rounded)				
Locality	Utility	Fiscal Year 2022	Fiscal Year 2023	Percent Change
Laton	Water	\$37	\$37	
	Trash	\$19	\$19	
	Sewer	\$41	\$41	
Total		\$97	\$97	0%
Mendota	Water	\$61	\$62	
	Trash	\$17	\$26	
	Sewer	\$38	\$38	
Total		\$116	\$125	8%
Orange Cove	Water	\$45	\$50	
	Trash	\$21	\$31	
	Sewer	\$34	\$40	
Total		\$100	\$120	20%
Parlier	Water	\$31	\$31	
	Trash	\$23	\$24	
	Sewer	\$33	\$36	
Total		\$87	\$91	4%
Pinedale	Water	\$24	\$28	
	Trash	\$27	\$33	
	Sewer	\$26	\$26	
Total		\$77	\$87	13%
Raisin City	Water	\$52	\$52	
	Trash	\$45	\$45	
	Sewer	\$0 N/A		
Total		\$96	\$97	1%
Reedley	Water	\$44	\$47	
	Trash	\$38	\$28	
	Sewer	\$52	\$56	
Total		\$134	\$131	-2%
Riverdale	Water	\$43	\$35	
	Trash	\$25	\$25	
	Sewer	\$39	\$46	
Total		\$107	\$106	-1%
San Joaquin	Water	\$45	\$45	
	Trash	\$13	\$13	
	Sewer	\$38	\$38	
Total		\$96	\$96	0%
Sanger	Water	\$31	\$31	
	Trash	\$28	\$28	
	Sewer	\$40	\$40	
Total		\$99	\$99	0%
Selma	Water	\$74	\$65	
	Trash	\$34	\$36	
	Sewer	\$40	\$43	
Total		\$148	\$144	-3%
Squaw Valley	Water	\$0 N/A		
	Trash	\$56	\$56	
	Sewer	\$0 N/A		
Total		\$56	\$56	0%

**Utility Allowance Schedule**U.S. Department of Housing and Urban Development  
Office of Public and Indian HousingOMB Approval  
No. 2577-0169  
exp. 7/31/2022

See Public Reporting and Instructions

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy): 01/01/2023

Locality: **Housing Authorities of the City & County of Fresno, CA**Unit Type: **Apartment**Utility or Service: **Kerman Acres****0 BR****1 BR****2 BR****3 BR****4 BR****5 BR**

Monthly Dollar Allowances

**Heating**

a. Natural Gas				\$18.00	\$27.00	
b. Bottle Gas/Propane						
c. Electric						
d. Electric Heat Pump						
e. Oil / Other						

**Cooking**

a. Natural Gas						
b. Bottle Gas/Propane						
c. Electric				\$8.00	\$8.00	

**Other Electric & Cooling**

Other Electric (Lights & Appliances)				\$75.00	\$97.00	
Air Conditioning				\$22.00	\$32.00	

**Water Heating**

a. Natural Gas				\$13.00	\$17.00	
b. Bottle Gas/Propane						
c. Electric						
d. Oil / Other						

**Water, Sewer, Trash Collection**

Water						
Sewer						
Trash Collection						

**Tenant-supplied Appliances**

Range / Microwave Tenant-supplied						
Refrigerator Tenant-supplied						

**Other--specify: Monthly Charges**

Electric California Credit \$-6.55				-\$7.00	-\$7.00	
Natural Gas California Credit \$-3.99				-\$4.00	-\$4.00	

**Actual Family Allowances**

To be used by the family to compute allowance. Complete below for the actual unit rented.

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service per month cost

Heating	\$
Cooking	\$
Other Electric	\$
Air Conditioning	\$
Water Heating	\$
Water	\$
Sewer	\$
Trash Collection	\$
Range / Microwave	\$
Refrigerator	\$
Other	\$
Other	\$
Total	\$



**Utility Allowance Schedule**U.S. Department of Housing and Urban Development  
Office of Public and Indian HousingOMB Approval  
No. 25577-0169  
exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy): 01/01/2023

Locality: **Housing Authorities of the City & County of Fresno, CA**Unit Type: **Apartment**

Utility or Service: <b>Pacific Gardens Apartments</b>	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
<b>Heating</b>						
a. Natural Gas		\$10.00	\$12.00	\$15.00		
b. Bottle Gas/Propane						
c. Electric						
d. Electric Heat Pump						
e. Oil / Other						
<b>Cooking</b>						
a. Natural Gas						
b. Bottle Gas/Propane						
c. Electric		\$6.00	\$7.00	\$8.00		
<b>Other Electric &amp; Cooling</b>						
Other Electric (Lights & Appliances)		\$48.00	\$57.00	\$67.00		
Air Conditioning		\$15.00	\$20.00	\$25.00		
<b>Water Heating</b>						
a. Natural Gas		\$15.00	\$17.00	\$20.00		
b. Bottle Gas/Propane						
c. Electric						
d. Oil / Other						
<b>Water, Sewer, Trash Collection</b>						
Water						
Sewer						
Trash Collection						
<b>Tenant-supplied Appliances</b>						
Range / Microwave Tenant-supplied						
Refrigerator Tenant-supplied						
<b>Other--specify: Monthly Charges</b>						
Electric California Credit \$-6.55		-\$7.00	-\$7.00	-\$7.00		
Natural Gas California Credit \$-3.99		-\$4.00	-\$4.00	-\$4.00		
<b>Actual Family Allowances</b>		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
Name of Family		Water		\$		
		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
		Other		\$		
Address of Unit		Total		\$		
Number of Bedrooms						



**Utility Allowance Schedule**

See Public Reporting and Instructions

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

U.S. Department of Housing and Urban  
Development  
Office of Public and Indian Housing

OMB Approval  
No. 2577-0169  
exp. 7/31/2022

Date (mm/dd/yyyy): 01/01/2023

Locality: **Housing Authorities of the City &  
County of Fresno, CA**

Unit Type: **Row House/Townhouse**

Utility or Service: <b>Yosemite Village</b>	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
<b>Heating</b>						
a. Natural Gas		\$4.00	\$17.00	\$17.00	\$19.00	
b. Bottle Gas/Propane						
c. Electric						
d. Electric Heat Pump						
e. Oil / Other						
<b>Cooking</b>						
a. Natural Gas		\$3.00	\$3.00	\$5.00	\$5.00	
b. Bottle Gas/Propane						
c. Electric						
<b>Other Electric &amp; Cooling</b>						
Other Electric (Lights & Appliances)		\$48.00	\$56.00	\$66.00	\$75.00	
Air Conditioning		\$25.00	\$36.00	\$39.00	\$42.00	
<b>Water Heating</b>						
a. Natural Gas		\$7.00	\$10.00	\$13.00	\$17.00	
b. Bottle Gas/Propane						
c. Electric						
d. Oil / Other						
<b>Water, Sewer, Trash Collection</b>						
Water						
Sewer						
Trash Collection						
<b>Tenant-supplied Appliances</b>						
Range / Microwave Tenant-supplied						
Refrigerator Tenant-supplied						
<b>Other--specify: Monthly Charges</b>						
Electric California Credit \$-6.55		-\$7.00	-\$7.00	-\$7.00	-\$7.00	
Natural Gas California Credit \$-3.99		-\$4.00	-\$4.00	-\$4.00	-\$4.00	
<b>Actual Family Allowances</b>		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
		Other		\$		
Number of Bedrooms		Total		\$		



**Utility Allowance Schedule**

U.S. Department of Housing and Urban

OMB Approval

Development

No. 2577-0169

Office of Public and Indian Housing

exp. 7/31/2022

See Public Reporting and Instructions

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy): 01/01/2023

Locality: **Housing Authorities of the City of Fresno, CA**Unit Type: **Semi-Detached/Duplex (3-BR) & Detached House (4-BR)**

Utility or Service: <b>Yosemite Village</b>	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
<b>Heating</b>						
a. Natural Gas				\$33.00	\$41.00	
b. Bottle Gas/Propane						
c. Electric						
d. Electric Heat Pump						
e. Oil / Other						
<b>Cooking</b>						
a. Natural Gas				\$5.00	\$5.00	
b. Bottle Gas/Propane						
c. Electric						
<b>Other Electric &amp; Cooling</b>						
Other Electric (Lights & Appliances)				\$67.00	\$80.00	
Air Conditioning				\$37.00	\$62.00	
<b>Water Heating</b>						
a. Natural Gas				\$20.00	\$25.00	
b. Bottle Gas/Propane						
c. Electric						
d. Oil / Other						
<b>Water, Sewer, Trash Collection</b>						
Water						
Sewer						
Trash Collection						
<b>Tenant-supplied Appliances</b>						
Range / Microwave Tenant-supplied						
Refrigerator Tenant-supplied						
<b>Other--specify: Monthly Charges</b>						
Electric California Credit \$-6.55				-\$7.00	-\$7.00	
Natural Gas California Credit \$-3.99				-\$4.00	-\$4.00	
<b>Actual Family Allowances</b>				Utility or Service		per month cost
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$
				Cooking		\$
				Other Electric		\$
				Air Conditioning		\$
				Water Heating		\$
Name of Family				Water		\$
				Sewer		\$
				Trash Collection		\$
				Range / Microwave		\$
				Refrigerator		\$
				Other		\$
				Other		\$
Address of Unit				Other		\$
				Total		\$
Number of Bedrooms						





## HOUSING AUTHORITIES OF THE CITY & COUNTY OF FRESNO, CA

### PUBLIC HOUSING UNITS

### PROPOSED MONTHLY UTILITY ALLOWANCES

#### Chart 1

**Revised: 12/2/22**  
**UPDATE 2022**

**Building Type: Apartment/Multi-Family**

<b>Parc Grove Commons II</b> <b>(EE Equip: Win,H,WH,Ins)</b>	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)		\$43.00	\$50.00	\$61.00	\$69.00	
Natural Gas (H,WH,C)		\$14.00	\$18.00	\$24.00	\$28.00	
<b>Totals</b>		<b>\$57.00</b>	<b>\$68.00</b>	<b>\$85.00</b>	<b>\$97.00</b>	

A monthly average cost of the summer and winter adjustments were used for the total costs.

L&A= Lights & Appliances

H= Space Heating

WH= Water Heating

C= Cooking

EE Equip= Energy Efficient Equipment

Win= Windows

Ins= Insulation

**Note: Public Housing utility allowances are calculated similar to the method used by each utility provider. These allowances are not calculated by end use (like the Section 8 HCV Program), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.**

**Utility Allowance Schedule**

See Public Reporting and Instructions on back.

U.S. Department of Housing and  
Urban DevelopmentOMB Approval  
No. 25577-0169

Office of Public and Indian Housing

exp. 7/31/2022

The following allowances are used to determine the total cost of  
tenant-furnished utilities and appliances.

Date (mm/dd/yyyy): 01/01/2023

Locality: **Housing Authorities of the City & County of  
Fresno, CA**Unit Type: **Row House/Townhouse**Utility or Service: **Wedgewood Commons**

0 BR

1 BR

2 BR

3 BR

4 BR

5 BR

Monthly Dollar Allowances

**Heating**

a. Natural Gas		\$10.00	\$12.00			
b. Bottle Gas/Propane						
c. Electric						
d. Electric Heat Pump						
e. Oil						

**Cooking**

a. Natural Gas						
b. Bottle Gas/Propane						
c. Electric		\$10.00	\$11.00			

**Other Electric & Cooling**

Other Electric (Lights & Appliances)		\$34.00	\$43.00			
Air Conditioning		\$7.00	\$12.00			

**Water Heating**

a. Natural Gas		\$18.00	\$18.00			
b. Bottle Gas/Propane						
c. Electric						
d. Oil						

**Water, Sewer, Trash Collection**

Water						
Sewer						
Trash Collection						

**Tenant-supplied Appliances**

Range / Microwave Tenant-supplied						
Refrigerator Tenant-supplied						

**Other--specify: Monthly Charges**

Electric Charge \$-6.55		-\$7.00	-\$7.00			
Natural Gas Charge \$-3.99		-\$4.00	-\$4.00			

**Actual Family Allowances**To be used by the family to compute allowance. Complete below for the actual unit  
rented.

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service per month cost

Heating	\$
Cooking	\$
Other Electric	\$
Air Conditioning	\$
Water Heating	\$
Water	\$
Sewer	\$
Trash Collection	\$
Range / Microwave	\$
Refrigerator	\$
Other	\$
Total	\$



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

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

RESOLUTION ADOPTING INTERNAL REVENUE CODE

SECTION 42 LIHTC UTILITY ALLOWANCE SCHEDULES FOR 2023

WHEREAS, projects developed under the Internal Revenue Code (IRC) Section 42, Low Income Housing Tax Credit (LIHTC) programs, similar to U.S. Department of Housing and Urban Development, United States Department of Agriculture (USDA) and several other agencies' programs, require the implementation of the utility (electric, gas, and water/sewer/garbage) allowance for use in calculating individual tenant subsidies for affordable housing; and,

WHEREAS, the annual update to the Utility Allowance (UA) schedules for LIHTC developments and site specific mixed-finance LIHTC properties that include Low Income Public Housing (LIPH); and/or Project Based Voucher (PBV) have been prepared and being adopted for implementation; and,

WHEREAS, the utility allowance schedules are made available to developers and owners, of LIHTC properties throughout Fresno County including the Housing Authority; and,

WHEREAS, due to the complexity of the data required to develop the utility allowances, the services of Nelrod Company of Fort Worth, Texas have been utilized to develop these dated August 2022;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby adopt the proposed utility allowance schedules for affordable multi-family and mixed-finance properties in the City and County of Fresno for units developed under Internal Revenue Code Section 42 (LIHTC), as prepared by the Nelrod Company.

PASSED AND ADOPTED THIS 13<sup>th</sup> DAY OF DECEMBER 2022. 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 BOARDS OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF FRESNO COUNTY

RESOLUTION ADOPTING INTERNAL REVENUE CODE  
SECTION 42 LIHTC UTILITY ALLOWANCE SCHEDULES FOR 2023.

WHEREAS, projects developed under the Internal Revenue Code (IRC) Section 42, Low Income Housing Tax Credit (LIHTC) programs, similar to U.S. Department of Housing and Urban Development, United States Department of Agriculture (USDA) and several other agencies' programs, require the implementation of the utility (electric, gas, and water/sewer/garbage) allowance for use in calculating individual tenant subsidies for affordable housing; and,

WHEREAS, the annual update to the Utility Allowance (UA) schedules for LIHTC developments and site specific mixed-finance LIHTC properties that include Low Income Public Housing (LIPH); and/or Project Based Voucher (PBV) have been prepared and being adopted for implementation; and,

WHEREAS, the utility allowance schedules are made available to developers and owners, of LIHTC properties throughout Fresno County including the Housing Authority; and,

WHEREAS, due to the complexity of the data required to develop the utility allowances, the services of Nelrod Company of Fort Worth, Texas have been utilized to develop these dated August 2022;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the County of Fresno, hereby adopt the proposed utility allowance schedules for affordable multi-family and mixed-finance properties in the City and County of Fresno for units developed under Internal Revenue Code Section 42 (LIHTC), as prepared by the Nelrod Company.

PASSED AND ADOPTED THIS 13<sup>th</sup> DAY OF DECEMBER 2022. 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

<b>TO:</b>	Boards of Commissioners	<b>AUTHOR:</b>	Nicole Diaz
<b>FROM:</b>	Tyrone Roderick Williams, CEO		Director of Finance & Accounting
<b>MEETING DATE:</b>	12/13/2022	<b>DEPARTMENT:</b>	Finance & Accounting
<b>AGENDA ITEM:</b>	10a	<b>MEMO DATE:</b>	12/6/2022
<b>SUBJECT:</b>	Consideration of the 2023 Operations and Housing Assistance Payments Budgets		

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## Executive Summary

The purpose of this memo is to ask the Boards of Commissioners to consider and adopt Fresno Housing's 2023 annual budgets for Agency Operations and Housing Assistance Payments for the Housing Choice Voucher program.

These budgets set forth the expected revenues and expenses for the Agency by program, department, and division and summarized into the following six divisions: Administration (CORE), The Real Estate Development (RED), Housing Choice Voucher (HCV), Resident Empowerment Services (RES), Homeless Initiatives (HI), and Housing Management (HMD). Each budget, separately and together as a whole, is intended to ensure that the Fresno Housing Authority remains fiscally sound while investing in the Agency's future, and delivering services in accordance with our mission to provide quality, affordable housing.

### 2023 Budget for Agency Operations

The proposed budget for 2023 Agency Operations has revenues of \$47.8 million, consisting primarily of federal funding provided by HUD for housing programs. Agency operating expenses total \$47.1 million, of which more than half is in support of the Housing Choice Voucher and Public Housing programs which provide quality, affordable housing for over 14,000 low-income families, seniors, disabled and veterans. Operating expenses also include 227 full-time equivalent positions, working effectively to deliver essential services in the areas of housing, community development, resident empowerment, and homeless services. Net operating income totals approximately \$671 thousand. Staff is expecting to add an additional \$570 thousand of unrestricted reserves in 2023. Every effort was made during this budget process to provide realistic operating revenues and expense assumptions, to operate more efficiently and effectively in the coming year. Ensuring long-term fiscal stability, preserving key assets and improving quality of life for residents continues to be the main goal of the Fresno Housing budget development process.

	Total 2023 Budget
NET TENANT INCOME	8,897,626
TOTAL INTEREST INCOME	524,000
TOTAL OTHER INCOME	1,920,791
TOTAL ADMIN & MANAGEMENT FEE INCOME	9,638,577
TOTAL DEVELOPER FEE INCOME	3,237,089
TOTAL HUD GRANT INCOME	17,226,717
TOTAL OTHER GRANT INCOME	6,335,688
<b>TOTAL INCOME</b>	<b>47,780,488</b>
TOTAL PAYROLL EXPENSES	21,644,768
TOTAL ADMINISTRATIVE EXPENSES	15,065,856
TOTAL TENANT SERVICES EXPENSES	2,966,552
TOTAL UTILITY EXPENSES	2,761,010
TOTAL MAINTENANCE EXPENSES	3,673,940
TOTAL TAXES & INSURANCE EXPENSES	997,021
<b>TOTAL EXPENSES</b>	<b>47,109,147</b>
<b>NET OPERATING INCOME</b>	<b>671,341</b>
TOTAL NON-OPERATING EXPENSES	1,119,021
<b>NET INCOME</b>	<b>(447,680)</b>
<b>UNRESTRICTED NET INCOME</b>	<b>570,102</b>

Additional information regarding the 2023 Agency Operations Budget will be presented at the Board of Commissioners meeting.

## 2023 Budget for Housing Assistance Payments

Housing Assistance Payments landlords on behalf of the tenants participating in the HCV program (formerly known as "Section 8"). Expected revenues for 2023 are \$105 million and expenses of \$105 million, thus adding approximately \$50 thousand to the Agency's restricted HAP reserves. These reserves are restricted by HUD, and can only be used to make HAP payments to landlords. Currently, the Agency has approximately \$8 million dollars in restricted HAP reserves, which would still be \$8 million remaining after 2023.

Program	Total HAP Revenue	Total HAP Expenses	Total HAP Reserve Increase/(Usage)
HCV	104,799,005	104,748,697	50,308

## Fiscal Impact

The fiscal impact of adopting the Agency Operations and Housing Assistance Payments budgets would be as follows:

- Total net operating income to the Agency for 2023 of \$671 thousand.
- Increase of unrestricted reserves of \$570 thousand.
- Increase of restricted net assets in the HCV program by \$50,308.

## FRESNO HOUSING

### Recommendation

It is recommended that the Boards of Commissioners of the Fresno Housing Authority adopt the 2023 budget for Agency Operations, and the 2023 budget for Housing Assistance Payments.

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

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

**RESOLUTION ADOPTING THE 2023 HOUSING AUTHORITY'S ANNUAL OPERATING  
BUDGET AND THE 2023 HOUSING ASSISTANCE PAYMENTS BUDGET**

WHEREAS, the Annual Operating Budget and the Housing Assistance Payments Budget for the Fresno Housing Authority for the fiscal year beginning January 1, 2023 and ending December 31, 2023 has been presented for adoption before the Board of Commissioners of the Housing Authority of the City of Fresno at its open public meeting on December 13, 2022; and

WHEREAS, the Annual Operating Budget as presented for adoption reflects total revenues of \$47,780,488 and total expenses of \$47,109,147; and

WHEREAS, the Housing Assistance Payments Budget as presented for adoption reflects total revenues of \$104,799,005 and total expenses of \$104,748,697; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno adopt the Annual Operating Budget and the Housing Assistance Payments Budget beginning on January 1, 2023 and ending on December 31, 2023.

PASSED AND ADOPTED THIS 13<sup>th</sup> day of December 2022. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Tyrone Williams, Secretary of the Boards of Commissioners

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

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

**RESOLUTION ADOPTING THE 2023 HOUSING AUTHORITY'S ANNUAL OPERATING  
BUDGET AND THE 2023 HOUSING ASSISTANCE PAYMENTS BUDGET**

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WHEREAS, the Annual Operating Budget as presented for adoption reflects total revenues of \$47,780,488 and total expenses of \$47,109,147; and

WHEREAS, the Housing Assistance Payments Budget as presented for adoption reflects total revenues of \$104,799,005 and total expenses of \$104,748,697; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County adopt the Annual Operating Budget and the Housing Assistance Payments Budget beginning on January 1, 2023 and ending on December 31, 2023.

PASSED AND ADOPTED THIS 13<sup>th</sup> day of December 2022. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Tyrone Williams, Secretary of the Boards of Commissioners