



2024 Annual Plan

Housing Authority of Fresno County

CA028

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

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

Definitions.

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

A.	PHA Information.
A.1	<p> PHA Name: <u>Housing Authority of Fresno County</u> PHA Code: <u>CA028</u> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/01/2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units: <u>472</u> Number of Housing Choice Vouchers (HCVs): <u>5,816</u> Total Combined: <u>6,288</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> Public Document Location: https://fresnohousing.org/about-us/plans-policies/ </p>

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

See Attachment 1.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

	<p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>See Attachment 2.</p>
<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>See Attachment 3.</p>
<p>B.4</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>See Attachment 3.</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/> Yes, See Attachment 4. Comments were more specific to a RAB members personal circumstances.</p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>	
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>	
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>	
<p>D. Affirmatively Furthering Fair Housing (AFFH).</p>		
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 1740 1453 1776"> <tr> <td>Fair Housing Goal:</td> </tr> </table>	Fair Housing Goal:
Fair Housing Goal:		

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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Describe fair housing strategies and actions to achieve the goal

**Instructions for Preparation of Form HUD-50075-HP
Annual Plan for High Performing PHAs**

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

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

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

B. Plan Elements.

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

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

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(2\)\(i\)](#)) Provide a description of the ways in which the PHA intends, to the

maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

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

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

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

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

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

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

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

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

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

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

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

HOPE VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. ([Notice PIH 2011-47](#))

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. ([24 CFR §903.7\(h\)](#))

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

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices](#).

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

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

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

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

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR §903.7 \(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

D. Affirmatively Furthering Fair Housing.

D.1 Affirmatively Furthering Fair Housing.

The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless , the PHA will address its obligation to affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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

Public reporting burden for this information collection is estimated to average 7.02 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Attachment 1 - PHA Plan Elements

Updated Statistical Data of Housing Needs for Families in the County of Fresno

Housing Needs for Families on the Housing Choice Voucher Interest List - City/County

Updated: 7/2023

Total Applicants

Voucher

30,894

Percent Elderly

Voucher

8%

Percent Disabled

Voucher

19%

Percent Veteran

Voucher

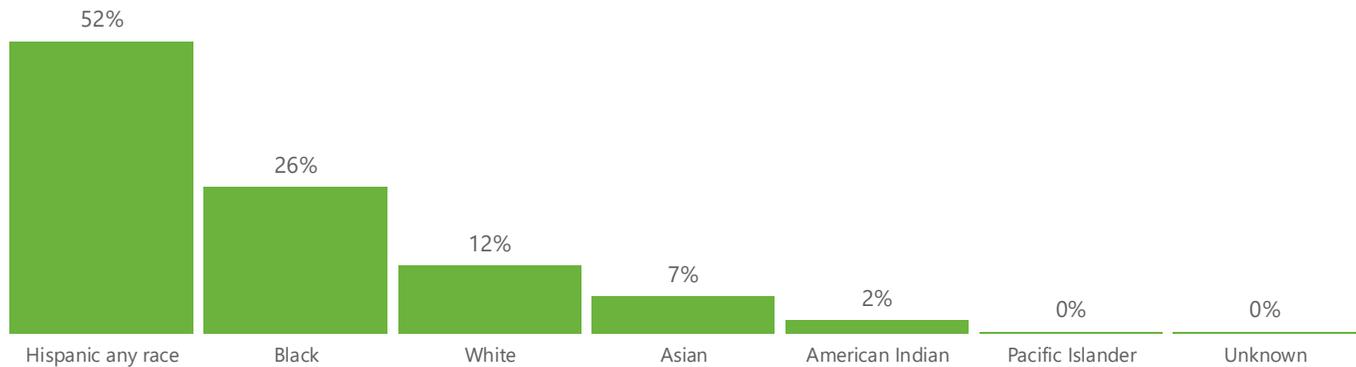
3%

Average Family Size

Voucher

2.1

Race and Ethnicity



Family Size 1 Extremely Low 2 Very Low 3 Low 4 Above Income Limits

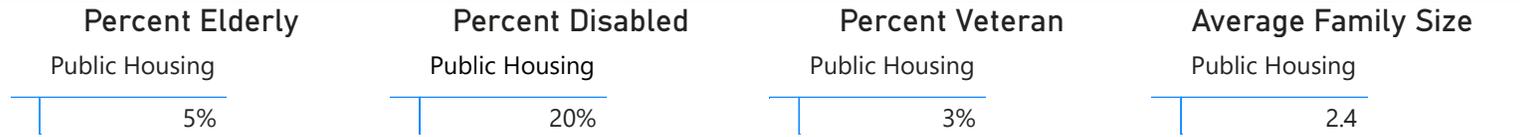
Family Size	1 Extremely Low	2 Very Low	3 Low	4 Above Income Limits
1	49%	57%	44%	49%
2	19%	22%	22%	23%
3	13%	12%	16%	13%
4	9%	7%	9%	8%
5	5%	1%	5%	4%
6	2%	1%	2%	2%
7	1%	0%	1%	1%
8+	1%		0%	0%

- If an applicant applied to multiple interest lists, the applicant is only counted once.
- If one family member is disabled, elderly, or veteran, then the whole application is counted.

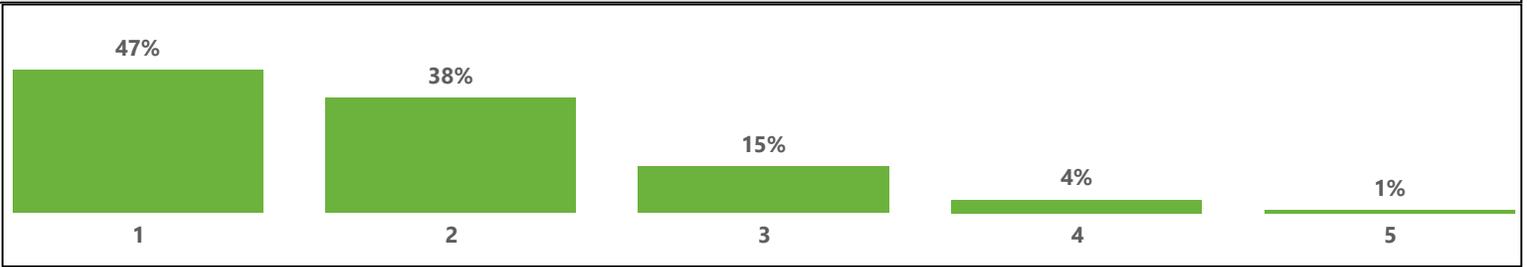
Housing Needs for Families on the Public Housing Interest List - County of Fresno (CA024)

Updated: 7/2023

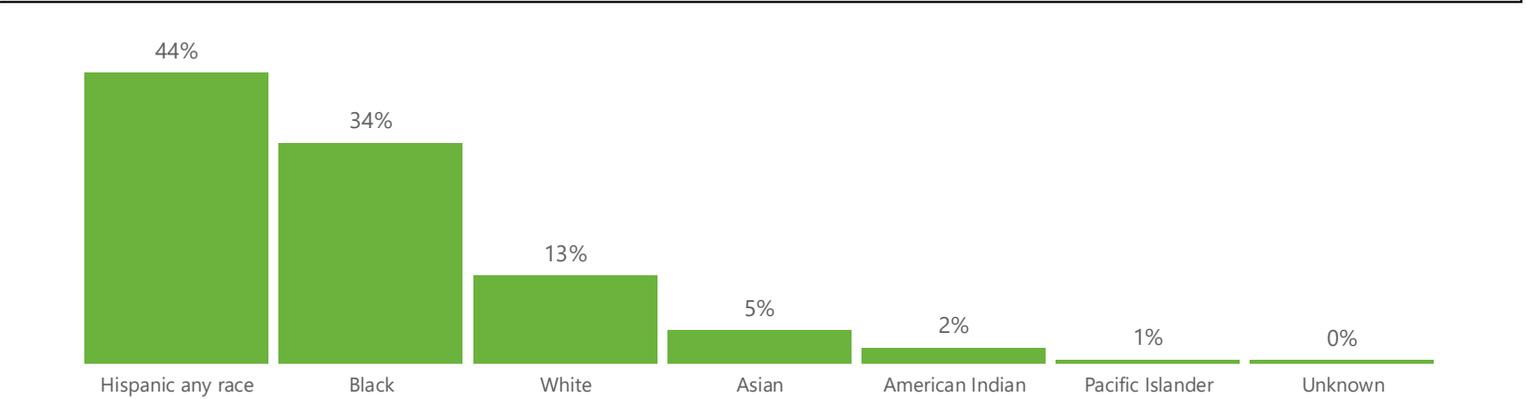
Total Applicants	
Public Housing	
20287	



Bedroom Size



Race and Ethnicity



Family Size	Extremely Low	Very Low	Low	Above Income Limits
1	37%	46%	41%	42%
2	22%	29%	26%	28%
3	18%	15%	16%	15%
4	12%	7%	8%	6%
5	7%	1%	5%	6%
6	3%	1%	2%	1%
7	1%	0%	1%	1%
8+	1%	0%	0%	1%

Notes:

- If an applicant applied to multiple interest lists, the applicant is only counted once.
- If one family member is disabled, elderly, or veteran, then the whole application is counted.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

Deconcentration Policy:

If, at annual review, there are found to be development(s) with average income above or below the Established Income Range (EIR), and where the income profile for a general occupancy development above or below the EIR is not explained or justified in FH Plan, the FH shall adhere to the following policy for deconcentration of poverty and income mixing in applicable developments.

Skipping a family on the interest list to reach another family in an effort to further the goals of FH's deconcentration policy:

If a unit becomes available at a development below the EIR, the first eligible family on the interest list with income above the EIR will be offered the unit. If that family refuses the unit, the next eligible family on the waiting list with income above the EIR will be offered the unit. The process will continue in this order. For the available unit at the development below the EIR, if there is no family on the waiting list with income above the EIR, or no family with income above the EIR accepts the offer, then the unit will be offered to the next family regardless of income.

If a unit becomes available at a development above the EIR, the first eligible family on the interest list with income below the EIR will be offered the unit. If that family refuses the unit, the next eligible family on the waiting list with income below the EIR will be offered the unit. The process will continue in this order. For the available unit at the development above the EIR, if there is no family on the waiting list with income below the EIR, or no family with income below the EIR accepts the offer, then the unit will be offered to the next family regardless of income.

Skipping of families for deconcentration purposes will be applied uniformly to all families.

A family has the sole discretion whether to accept an offer of a unit made under the FH's deconcentration policy. FH shall not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under this deconcentration policy. However, FH shall uniformly limit the number of offers received by applicants, described in this Chapter.

If the average incomes of all general occupancy developments are within the Established Income Range, FH will be considered to be in compliance with the deconcentration agreement.

Nothing in the deconcentration policy relieves FH of the obligation to meet the income targeting requirements.

See attached "Proposed Summary of Changes 2024 Admissions and Continued Occupancy Policy (ACOP)"

See attached "Proposed Summary of Changes 2024 Housing Choice Voucher (HCV) Administrative Plan"

Proposed Summary of Changes
2024 Admissions and Continued Occupancy Policy (ACOP)
City and County
Effective January 1, 2024

Below is a summary of changes to be incorporated into the 2024 Admissions and Continued Occupancy Policy (ACOP). The changes in **Green** text represent HUD regulation and/or regulatory changes mandated per HUD's Public and Indian Housing (PIH) Notices or regulatory changes. Changes in **Blue** represent additional changes suggested by staff. Staff recommendations are discretionary at the local level, permitted by HUD, and can be adopted by the Boards of Commissioners. Changes in **Orange** represent significant changes proposed by staff. *These recommendations may change during Public Comment.*

Required Changes – Green

VAWA Definition

1. VAWA definition now includes protections for **economic** and **technological** abuse

Required Changes – Blue

VAWA Protections

1. VAWA 2022 does not include protections against Human Trafficking. Several PIH Notices issued in 2022 include this protection and HUD continues to use that language. We have updated the ACOP to mirror that language. (PIH Notices 2022-6, 2022-22, and 2022-24)

Required Changes – HOTMA Decision Point

Chapter 13

1. **Section 13.7 - Option A** – Family stays as a non-public housing resident.
 - a. Family will sign a new market lease
 - b. FH will no longer receive admin fees or operating subsidy
 - c. Family no longer eligible for rent determination
2. **Section 13.7 - Option B** – Termination of tenancy for families' over-income for 24 consecutive months (Pending decision).
 - a. HUD will allow FH to grant an additional 6 month of housing beyond the consecutive 24 month period after initial determination

Chapter 6

1. **Section 6.22** – Added “alternate non-public housing rent” to TTP Formulas
2. **Section 6.7** – Removed grandfathered Lifetime Limitation language for EID.
3. **Section 13.7** - Over-income families can only request interim redetermination of rent during the initial 24 month period following initial over-income determination

Chapter 9

1. **Introduction** – HOTMA Option A – Over income families will not be required to complete annual certifications after the initial 24 month period.

Staff Recommendations

Chapter 6

1. **Section 6.22** – TTP Formula [24 CFR 5.628] – Staff proposes to change minimum rent from \$50 to \$25 [24 CFR 5.630]

Chapter 9

2. **Section 9.9** – Added language related to deadlines for completing annual certifications

Required Changes-HOTMA

1. **Section 6.0- Annual Income-** HOTMA . name and section updated to Annual Income Inclusions. Section condensed due to HOTMA removing the examples of INCLUDED income sources and provides a broader definition. It now includes an expanded and clarified list of income EXCLUSIONS.
2. **Section 6.2-Calculation of Income-** HOTMA - Name and section updated to Calculation of Income. 1st paragraph removed and updated guidelines on calculating annual income. The current policy does not allow the PHA to use other sources of income in the determination of program eligibility. HOTMA allows the PHA the discretion to determine the family’s income using determinations made by agencies listed.
3. **Section 6.3 Other Income determinations-**HOTMA added section to align with HOTMA regarding the use of other programs’ determination of income.
4. **Section 6.4 -Added language regarding De Minimis Errors-** HOTMA – Added section. PHA will not be considered out of compliance due to De Minimis errors in calculating family income where the determination of family’s income varies by no more than \$30 per month in monthly adjusted income.
5. **Section 6.6-Annual Income Exclusions-** HOTMA – updated this Section to Annual income Exclusions. This section will now be comprised of the new 24 CFR 5.609 (b) for examples of Annual Income EXCLUSIONS.

6. **Section 6.7-Earned Income Disallowance**-HOTMA, Earned Income Disallowance will no longer be an option effective 1/1/2024. EID will be available only to families that are eligible for and already participating in the program on the effective date of the final rule; no new families may be added.
7. **6.9 Assets** -. Added Restriction on Assistance to families based on assets language consisted with HOTMA 24 CFR 5.618
8. **6.14-Adjusted Income**- HOTMA - Updated section with a more detailed list of deductions, allowances, and expenses based on HOTMA guidance.
9. **Section 6.19** -Unreimbursed medical expenses may be deducted to the extent that, in combination with exceed **ten** percent instead of **three** percent of annual income.
10. **Section 6.19**-Updated Name and section to health and medical care expense deduction. **Health and medical** is permitted only for families in which the head, spouse, or co-head is at least 62 or is a person with disabilities. If a family is eligible for a medical expense deduction, the medical expenses of all family members are counted.
11. **Section 6.20- Disability Assistance Expenses**- HOTMA - Guidance for deduction for Disability Assistance Expenses updated from 3% to 10% to be phased in over 2 years
12. **Section 7.6 and 7.7** Verification of Assets FH may accept a family's declaration if the amount of assets is equal to or less than \$50,000 instead of \$5,000
13. **Section 9.18- Section Two: Interim Reexaminations**- Update to Interim Reexaminations based on HOTMA guidance. Percentage thresholds have been added for PHAs to determine whether to process a change reported by the family. In addition, effective dates for implementing reported changes have been clarified.

Glossary

1. **Added definitions as listed in HOTMA.**

Seasonal worker 24 CFR 5.603(b): An individual who is hired for a short-term position where employment begins about the same time each year, typically they are hired to address seasonal demands.

Day laborer 24 CFR 5.603(b): An individual hired and paid one day at a time without an agreement that the individual will be hired or work again in the future.

Independent contractor 24 CFR 5.603(b): An individual who qualifies as an independent contractor, instead of an employee, under IRS federal income tax requirements and whose earnings are subject to the self-employment tax.

Income Definitions—24 CFR 5.609 (a): Income is now defined broadly with an expanded and clarified list of income exclusions. Annual income includes all amounts received from all sources by each adult family member 18 years or older or the head of household or their

spouse, plus unearned income by or on behalf of each dependent under 18 years, plus income from assets.

- **Income Exclusions — 24 CFR 5.609(b):** See the [Income and Exclusions Resource Sheet](#) for the list of all excluded amounts.
- **Student Financial Assistance — 24 CFR 5.609(b)(9):** See the [Student Financial Assistance Resource Sheet](#) for information on deductions, exclusions, and calculating exclusions.

Income from Assets — 24 CFR 5.609(a): In general, income from assets is considered income. If it is possible to calculate actual returns from an asset, the PHA should use that amount. If it is not possible to calculate an actual return on an asset, the PHA must impute income from assets based on the current passbook savings rate as determined by HUD when the family has net assets over \$50,000 (adjusted annually by CPI-W). See the [Asset Resource Sheet](#) for the list of all excluded amounts.

Calculation of Income — 24 CFR 5.609(c): For initial occupancy/assistance and interim reexaminations, the PHA must estimate the family income for the upcoming 12-month period using current income. For all annual reexaminations, the PHA must determine the family income for the previous 12-months **unless** using a streamlined income determination, taking into account any redetermination from an interim reexamination and any unaccounted for income changes.

Interim Income Reexaminations — 24 CFR 960.257(b), 982.516(c), and 882.515(b): A family may request an interim reexamination because of family income or composition changes since the last examination. An interim reexamination should be conducted when a family's adjusted income decreases by 10% or more (or lower threshold per HUD or PHA policy). An interim reexamination should also be conducted when a family's adjusted income increases by 10% or more; however, the PHA may not consider any increase in the *earned* income of the family when estimating or calculating whether the family's adjusted income has increased, unless the family has previously received an interim reduction during the certification period. See the [Interim Reexaminations Fact Sheet](#).

Safe Harbor: Income Determinations from Other Programs — 24 CFR 5.609(c)(3): The PHA may determine a family's pre-deduction income based on income determinations made by other means-tested federal public assistance programs within the previous 12-months. PHAs are not required to use this method.

Eliminates the Earned Income Disregard: Only families already participating in EID on the effective date of the final rule may continue receiving the benefits up to 2 years from that date. Families receiving the Jobs Plus Earned Income Disregard pursuant to the FY2022 NOFO or earlier may continue to receive the EID under the terms of the NOFO.

Mandatory Deductions — 24 CFR 5.611 (a)(1)-(a)(2): Changes the mandatory deduction amounts to \$480 per dependent and \$525 per elderly and disabled family. These amounts are 2024 figures, adjusted annually for inflation and rounded to the next lowest multiple of \$25.

Health and Medical Expense Deduction — 24 CFR 5.611(a)(3): Increases the threshold for the deduction of unreimbursed health and medical care expenses plus unreimbursed reasonable attendant care and auxiliary apparatus expenses that enable employment to 10% of annual income.

Permissive Deductions — 24 CFR 5.611(b): A PHA may adopt, through written policies, additional deductions from annual income. PHAs will not be eligible for additional HUD funding based on application of these deductions.

Hardship Exemptions to the Health and Medical Expenses Deduction — 24 CFR 5.611(c)(1)-(c)(2): There are two categories of hardship exemptions to the new 10% threshold for unreimbursed health and medical expenses: a phase-in for families already receiving a deduction for expenses over 3% of their income and a general hardship exemption.

Exemption to Continue the Child Care Expense Deduction — 24 CFR 5.611(d): A family whose eligibility for the child care expense deduction is ending may request a financial hardship exemption to continue the deduction.

Limitation on Assets — 25 CFR 5.618(a): The new rule restricts families from receiving public housing or Section 8 benefits if their net family assets exceed \$100,000 (as adjusted annually) or if the family owns real property deemed suitable for the family to live in.

Exclusion from Assets — 24 CFR 5.603(b)(3): There are new exclusions from assets, including related to necessary items of personal property, non-necessary items of personal property when the total value does not exceed \$50,000 (as adjusted), and real property that the family does not have the legal authority to sell.

See the [Assets, Asset Exclusions, and Limitation on Assets Resource Sheet](#) for a complete list and more information on exclusions and real property.

**Proposed Summary of Changes
2024 Housing Choice Voucher (HCV) Administrative Plan
Effective January 1, 2024**

Below is a summary of changes incorporated into the 2024 HCV Administrative Plan. The changes in **green** text represent HUD regulation and/or regulatory changes. Changes highlighted in **Yellow** represent significant proposed changes. Significant changes are those that impact the eligibility and admissions policies as delineated by HUD. Changes in **Blue** represent additional changes recommended by staff and are discretionary at the local level, permitted by HUD, which can be adopted by the Boards of Commissioners. Changes in **Orange** will later represent additional changes received during the comment period.

Chapter 1: Statement of Policies and Objectives

1. **Section 1.8- Violence Against Women Act (VAWA) 2013-** Due to the amendment and reauthorization of VAWA, the section name and overview has been updated to “Violence Against Women Act Reauthorization Act of 2022 (VAWA 2022).”
2. **Section 1.19- Use of Housing Choice Voucher (HCV) and Mainstream Voucher Administrative Fees for Other Expenses to Assist Families to Lease Units-** Section added to provide guidance on the use of HCV and Mainstream vouchers ongoing administrative fees in the future. PIH Notice 2022-18.

Chapter 2: Applications and Interest List

3. **Section 2.1 – Introduction** – Random lottery draws will be used as the methodology to select applicants from the interest list to create the waiting list, as needed. A final draw/purge may be completed **as needed**.
4. **Section 2.5.6-Separate Interest List for Housing Authority Programs-** In accordance with HUD regulations (24 CFR 982.205 (a)(2)(ii)) at the time an applicant is applying for HCV assistance, if pre-applications are being accepted for its public housing or PBV program, the family must be offered an opportunity to apply for the other program. **FH will notify these applicants by the same means it would use when opening its interest list.**
5. **Section 2.9.1-Purging the Interest List or Waiting List** – Due to no longer administering 2 separate wait lists, this section has been removed.

Chapter 3: Selection From the Interest List for Admission

6. **Section 3.5- Full Application Completion-** For the HCV and PBV programs, applicants may be given up to 30 calendar days to complete the intake online or to submit the intake application via paper packet.

7. [Section 3.8- Final Eligibility Determination](#)- 10 business days to supply information/documents during the initial process has been changed to 10 calendar days.

Chapter 4: Eligibility for Admission

8. [Section 4.4.4- Definitions Related to Family Composition](#)- The length of time a family is given to replace a live-in aide is increasing from 30 to 60 days.
9. [Section 4.19- Additional Prohibitions](#)- Added bullet based on HOTMA guidelines to include Restrictions on assistance to families based on assets 24 CFR 5.618. New asset restriction
10. [Section 4.20-Screening for Admission](#)- Evicted from Federally Assisted Housing: Current FH policy prohibits admission of applicants for three years from date of eviction from federally assisted housing for drug-related criminal activity. FH will now allow admission if applicant can provide verification that the member who was engaged in such activity has completed supervised drug-rehab or is no longer in the household.

Chapter 6: Income and Rent Determinations

11. [Section 6.2- Annual Income](#)- HOTMA - Name updated to Annual Income Inclusions. Section condensed due to HOTMA removing the examples of INCLUDED income sources and provides a broader definition. It now includes an expanded and clarified list of income EXCLUSIONS.
12. [Section 6.2.1-Annual Income Exclusions](#)- HOTMA - Previously Section 6.2. This section will now be comprised of the new 24 CFR 5.609 (b) for examples of Annual Income EXCLUSIONS.
13. [Section 6.2.3-Anticipating Annual Income](#)- HOTMA - Name and section updated to 6.2.2 Calculation of Income. 1st paragraph removed and updated guidelines on calculating annual income. The current policy does not allow the PHA to use other sources of income in the determination of program eligibility. HOTMA allows the PHA the discretion to determine the family's income using determinations made by agencies listed.
14. [Section 6.2.4 De Minimis Errors](#)- HOTMA – PHA will not be considered out of compliance due to De Minimis errors in calculating family income where the determination of family's income varies by no more than \$30 per month in monthly adjusted income.
15. [Section 6.4- Income from Assets](#)- HOTMA - Name and section updated to 6.5 Restriction on Assistance to Families Based on Assets. Added list of restrictions as listed in 24 CFR 5.618
16. [6.10-Adjusted Income](#)- HOTMA - Updated section with a more detailed list of deductions, allowances, and expenses based on HOTMA guidance.

17. [Section 6.13.6 - Energy Efficient Utility Allowances for Tax Credit Properties](#) - This section is outdated and has served its purpose, therefore, will be deleted from the Admin Plan.

Chapter 7: Verification Procedures

18. [Section 7.7- Verification of Assets](#)- HOTMA - Added net family assets equal to or less than \$50,000 can be self-certified and must be verified every third year as explained in HOTMA final rule.
19. [Section 7.8.2- Medical Expenses](#)- HOTMA - Name updated to Health and Medical Care Expenses. HUD is revising the definition “medical expenses” in § 5.603 to “health and medical care expenses” consistent with the language used in HOTMA. HOTMA increases the allowance for unreimbursed health and medical care expenses from 3% of annual income to 10%, phased-in over two years.
20. [Section 7.8.3- Disability Assistance Expenses](#)- HOTMA - Guidance for deduction for Disability Assistance Expenses updated from 3% to 10% to be phased in over 2 years.
21. [Section 7.9.1-Verification of Legal Identity](#)- Name updated to Verification of Legal Identity and Documentation of Age. Added clarification to the list of acceptable documents for verifying legal identity and the age of all household members.
22. [Section 7.9.2 – Adding Household Members](#) – added clarity to when adult members could be added to the household.

Chapter 8: Voucher Issuance and Briefings

23. [Section 8.5- Term of Voucher](#)- Updated to: FH may set the voucher term at 60 days or longer depending on market conditions, vacancy rates and time to lease (leasing success rates). Policy must be responsive to market conditions and leasing success rates.

Chapter 9: RFTA and Contract Execution

24. [Section 9.3.2-Special Housing Types](#) – Requests for Tenancy Approvals will be accepted for special housing types to expand housing opportunities. Reasonable Accommodations will no longer be required with the exception of Cooperative Housing.
25. [Section 9.13-Change in Ownership](#)- Included a requirement for the new owner to sign a written agreement to comply with the terms of the HAP contract to ensure new owners are aware of the HAP contract requirements.

Chapter 10: Housing Quality Standards and Inspections

26. [Section 10.2 –Guidelines/Types of Inspections: FH-Owned units](#)- The independent agency will notify FH of the inspection results and FH will notify the family and

owner of the inspection results. Previously, stated the independent agency will contact the family and FH.

27. [Section 10.5- Consequences if Family is Responsible](#)- A failed item that is caused by the tenant may be listed as the responsibility of the owner to repair. It is at the owner's discretion to charge the tenant for the cost to correct the failed item.

Chapter 11: Payment Standards and Rent Reasonableness, and Owner Rents

28. [Section 11.9- Rent Adjustments/Modifications](#)- Added new rent increase policy: Rent increases may not exceed more than 5% plus the percentage change in the cost of living (CPI), as defined, or 10%, whichever is lower (Civil Code section 1947.12).

The owner/agent must provide a copy of the written 60-day notice to increase rent to both the family and FH. The effective date of the rent increase will be the first day of the month following 60 days after FH's receipt of the owner's request, or the date specified by the owner, whichever is later.

Chapter 12: Reexaminations

29. [Section 12.8- Section Two: Interim Reexaminations](#)- Update to Interim Reexaminations based on HOTMA guidance. Percentage thresholds have been added for PHAs to determine whether to process a change reported by the family. In addition, effective dates for implementing reported changes have been clarified.
30. [Section 12.9- Changes in Family and Household Composition](#)- Combined section 12.9.1 with 12.9. Determinations made on the additional family members FH "will" and "may" approve.

Chapter 16: Family Self-Sufficiency (FSS) Program

Throughout this chapter: Replaced "Head of Household" with "Head of FSS Family" and replaced "interest list" with "waiting list" to remain consistent with the FSS Action Plan.

Full Chapter updated to remain consistent with FSS Action Plan and mandatory HUD changes.

Chapter 19: Reviews, Hearings and Other Appeals

Chapter name changed to Informal Reviews and Hearings. Streamlined chapter to coincide with Nan McKay version and clarified processes.

Clarified the difference between a hearing and review and the types of decisions that can be appealed.

Reviews and hearings will now be conducted virtually unless an in-person request is made by the family.

Section added to ensure accessibility for persons with disabilities and LEP individuals.

Hearing decision now 10 business days, formerly 14 calendar days.

Chapter 21: S8 Homeownership

Chapter name changed to Special Housing Types

Special Housing types added to expand housing options for individuals and families searching for housing. Reasonable accommodation no longer required (except Cooperative Housing) and expanded definitions.

- Single Room Occupancy
- Congregate Housing
- Group Homes
- Shared Housing
- Cooperative Housing (RA only)
- Manufactured Homes (including manufactured home space rental) (RA only)
- Homeownership

Chapter 27: Targeted Programs

The chapter name has been changed to *Special Purpose Vouchers*. The chapter has also been completely rewritten to add meaningful content that clearly outlines the following programs: Family Unification Program (FUP), Foster Youth to Independence Program (FYI), Veterans Affairs Supportive Housing (VASH), Mainstream Voucher Program, Non-Elderly Disabled Voucher Program (NED).

Chapter 28: Violence Against Women Act (VAWA)

This chapter has been renamed to *Violence Against Women Act Reauthorization Act of 2022 (VAWA 2022)*. Federal Register 6330-N-01.

31. Added new definitions as listed in VAWA 2022.

Appendix A:

32. Added updated VAWA forms.

Glossary:

33. Added definitions as listed in HOTMA.

HOTMA: What's to come...

Income Definitions — 24 CFR 5.609 (a): Income is now defined broadly with an expanded and clarified list of income exclusions. Annual income includes all amounts received from all sources by each adult family member 18 years or older or the head of household or their spouse, plus unearned income by or on behalf of each dependent under 18 years, plus income from assets.

- **Income Exclusions — 24 CFR 5.609(b):** See the [Income and Exclusions Resource Sheet](#) for the list of all excluded amounts.
- **Student Financial Assistance — 24 CFR 5.609(b)(9):** See the [Student Financial Assistance Resource Sheet](#) for information on deductions, exclusions, and calculating exclusions.

Income from Assets — 24 CFR 5.609(a): In general, income from assets is considered income. If it is possible to calculate actual returns from an asset, the PHA should use that amount. If it is not possible to calculate an actual return on an asset, the PHA must impute income from assets based on the current passbook savings rate as determined by HUD when the family has net assets over \$50,000 (adjusted annually by CPI-W). See the [Asset Resource Sheet](#) for the list of all excluded amounts.

Calculation of Income — 24 CFR 5.609(c): For initial occupancy/assistance and interim reexaminations, the PHA must estimate the family income for the upcoming 12-month period using current income. For all annual reexaminations, the PHA must determine the family income for the previous 12-months **unless** using a streamlined income determination, taking into account any redetermination from an interim reexamination and any unaccounted for income changes.

Interim Income Reexaminations — 24 CFR 960.257(b), 982.516(c), and 882.515(b): A family may request an interim reexamination because of family income or composition changes since the last examination. An interim reexamination should be conducted when a family's adjusted income decreases by 10% or more (or lower threshold per HUD or PHA policy). An interim reexamination should also be conducted when a family's adjusted income increases by 10% or more; however, the PHA may not consider any increase in the *earned* income of the family when estimating or calculating whether the family's adjusted income has increased, unless the family has previously received an interim reduction during the certification period. See the [Interim Reexaminations Fact Sheet](#).

Safe Harbor: Income Determinations from Other Programs — 24 CFR 5.609(c)(3): The PHA may determine a family's pre-deduction income based on income determinations made by other means-tested federal public assistance programs within the previous 12-months. PHAs are not required to use this method.

Eliminates the Earned Income Disregard: Only families already participating in EID on the effective date of the final rule may continue receiving the benefits up to 2 years from that date. Families receiving the Jobs Plus Earned Income Disregard pursuant to the FY2022 NOFO or

earlier may continue to receive the EID under the terms of the NOFO.

Mandatory Deductions — 24 CFR 5.611 (a)(1)-(a)(2): Changes the mandatory deduction amounts to \$480 per dependent and \$525 per elderly and disabled family. These amounts are 2024 figures, adjusted annually for inflation and rounded to the next lowest multiple of \$25.

Health and Medical Expense Deduction — 24 CFR 5.611(a)(3): Increases the threshold for the deduction of unreimbursed health and medical care expenses plus unreimbursed reasonable attendant care and auxiliary apparatus expenses that enable employment to 10% of annual income.

Permissive Deductions — 24 CFR 5.611(b): A PHA may adopt, through written policies, additional deductions from annual income. PHAs will not be eligible for additional HUD funding based on application of these deductions.

Hardship Exemptions to the Health and Medical Expenses Deduction — 24 CFR 5.611(c)(1)-(c)(2): There are two categories of hardship exemptions to the new 10% threshold for unreimbursed health and medical expenses: a phase-in for families already receiving a deduction for expenses over 3% of their income and a general hardship exemption.

Exemption to Continue the Child Care Expense Deduction — 24 CFR 5.611(d): A family whose eligibility for the child care expense deduction is ending may request a financial hardship exemption to continue the deduction.

Limitation on Assets — 25 CFR 5.618(a): The new rule restricts families from receiving public housing or Section 8 benefits if their net family assets exceed \$100,000 (as adjusted annually) or if the family owns real property deemed suitable for the family to live in.

Exclusion from Assets — 24 CFR 5.603(b)(3): There are new exclusions from assets, including related to necessary items of personal property, non-necessary items of personal property when the total value does not exceed \$50,000 (as adjusted), and real property that the family does not have the legal authority to sell.

See the [Assets, Asset Exclusions, and Limitation on Assets Resource Sheet](#) for a complete list and more information on exclusions and real property.

Financial Resources:

CA028		
Sources	Estimated/Planned \$	Planned Uses
Public Housing Operating Fund	2,180,163	Operating Expense of Public Housing Units
Public Housing Capital Fund	1,691,895	70% Capital Needs; 20% AMP Operations; 10% Admin
HCV Tenant Based Housing Assistance Payments (HAP)	47,907,624	HCV HAP
HCV Admin Fees	4,834,981	HCV Program Administration Expenses
HCV Family Self Sufficiency Grant	66,413	HCV Family Self Sufficiency
Public Housing Dwelling Rents	2,101,658	Operating Expense of Public Housing Units
Resident Services	349,868	Resident Services for Assisted Families
Non-Federal Developer Fees	1,887,268	Non-Federal revenue earned from Development Activities to support activities not fully funded by other sources

Homeownership Program:

The Homeownership Opportunities Program (HOP), originally implemented in 1992 and operating under Section 5(h) regulations, is organized much like a lease option-to-buy. HOP has the objective of allowing a family ownership of a home owned by the agency and designated for sale. Market changes over the years have impacted the process of selling the properties. Currently, there are 5 homes remaining under this program, which have previously been approved for disposition under applications DDA0001895 and DDA0001896.

HAFC intends to submit a homeownership plan to HUD to conform to Section 32 of the U.S. Housing Act of 1937. This Section 32 homeownership program will replace the existing Section 5(h) program. Attached is the Section 32 term sheet and associated documents. Staff will continue to work with participating families to attain homeownership.

Below are the remaining homes currently under 5(h) regulations to be converted to Section 32:

- 84 Redwood, Sanger, CA 93657
- 324 J St, Sanger, CA 93657
- 856 Church, Sanger, CA 93657
- 923 Holt St, Sanger, CA 93657
- 969 Holt Ave, Sanger, CA 93657

Attachment 2 – New Activities

Mixed Finance Modernization or Development

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

Marcelli Terrace

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

Schedule:

03/2024 Tax Credit Application
12/2024 Construction Start
02/2026 Construction Completion

Caruthers Commons

The proposed development is located in the town of Caruthers within the County of Fresno boundary. FH's vision for the project consists of new construction on vacant land. The site will be up to 60 units of affordable housing, along with community space.

Schedule:

3/2024 Tax Credit Application
12/2024 Construction Start
12/2025 Construction Completion

Firebaugh RAD

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

Schedule:

03/2024 Tax Credit Application
12/2024 Construction Start
02/2026 Construction Completion

Del Rey Family Housing

The proposed development would consist of the new construction of up to 125 multifamily and 45 single family units on vacant land located on Jefferson Avenue in Del Rey, CA. The project may include a RAD transfer of assistance from existing public housing units in Del Rey.

Schedule:

03/2024 Tax Credit Application
12/2024 Construction Start
03/2026 Construction Completion

Pinedale RAD

The proposed development is located in Pinedale, CA within the City of Fresno boundary. HAFC's vision for the project consists of substantial rehab of 57 scattered affordable, very-low to low-income housing apartment rentals or the new construction of units on a new parcel of land.

Schedule:

03/2024 Tax Credit Application
12/2024 Construction Start
03/2026 Construction Completion

Kingsburg Development

The proposed development is located in Kingsburg, CA within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to 80 affordable units along with commercial and open green space. The project will be new construction on a vacant parcel of land

Schedule:

03/2024 Tax Credit Application
12/2024 Construction Start
03/2026 Construction Completion

Selma Development

The proposed development is located in Selma, CA within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to 80 affordable units, a community building and open green space. The project will be new construction on a vacant parcel of land

Schedule:

03/2024 Tax Credit Application
12/2024 Construction Start
03/2026 Construction Completion

DeSoto Gardens RAD

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

Schedule:

03/2024 Tax Credit Application
12/2024 Construction Start
03/2026 Construction Completion

San Joaquin Commons Apartments

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

Schedule:

03/2024 Tax Credit Application
12/2024 Construction Start
03/2026 Construction Completion

Parkside Huron

The proposed development is located in the City of Huron. HAFC's vision for the project consists of substantial rehab of 50 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit. There is also the potential sale of the property being discussed

Schedule:

03/2024 Tax Credit Application
12/2024 Construction Start
03/2026 Construction Completion

Firebaugh La Joya Commons

The proposed development is located in the City of Firebaugh. HAFC's vision for the project consists of the demolition of 34 units and the new construction of up to 68 units of family housing. The project may utilize up to 67 project-based vouchers.

Schedule:

07/2022 Tax Credit Application
06/2023 Construction Start
09/2025 Construction Completion

Firebaugh La Joya Commons Phase II

The proposed development is located in the City of Firebaugh. HAFC's vision for the project consists of the demolition of up to 14 units and the new construction of up to 40 units of family housing. The project may utilize up to 39 project-based vouchers.

Schedule:

07/2024 Tax Credit Application
06/2025 Construction Start
09/2027 Construction Completion

Citrus Gardens Orange Cove

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

Schedule:

03/2023 Tax Credit Application
12/2023 Construction Start
03/2025 Construction Completion

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

County AMP 2

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

County AMP 3

Sunset Terrace I (20 Units)

County AMP 5

Huron Apartments (20 Units)
Cazares Terrace I (24 Units)

County AMP 6

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

Demolition and/or Disposition

The agency is considering the disposition and potential demolition of select low-income public housing properties throughout the County of Fresno. An approved disposition would allow the subject properties to be disposed at Fair Market Value (FMV) and allow for substantial rehabilitation and /or new construction utilizing low-income tax credit funding. The potential projects could consist of substantial rehabilitation or demolition and new construction of the residential units to preserve their long-term affordability, made possible by disposition from the public housing portfolio under HUD's Section 18 program.

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

2024 Potential Applications:

County AMP 1

Pinedale Apartments I & II (57 Units)
Desoto Gardens (40 Units)
Marcelli Terrace (24 Units)

County AMP 2

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

County AMP 3

Sunset Terrace I (20 Units)

County AMP 4

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

County AMP 5

Cazares Terrace I (24 Units)

County AMP 6

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

Homes under Homeownership Opportunities Program:

There are currently 5 single-family homes under HOP, which have previously been approved for disposition under applications DDA0001895 and DDA0001896. Please see the Homeownership Program referenced in Attachment 1 for more information.

Conversion of Public Housing to Project-Based Assistance under RAD

These conversions may include demolition, rehabilitation, and new construction of the residential units to preserve their long-term affordability. The number and location of public housing units anticipated for conversion in 2021-2022 are broken down as follows:

2024 Potential Funding Applications:

County AMP 1

Pinedale Apartments I & II (57 Units)
Desoto Gardens (40 Units)
Marcelli Terrace (24 Units)

County AMP 2

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

County AMP 3

Sunset Terrace I (20 Units)

County AMP 4

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

County AMP 5

Cazares Terrace I (24 Units)

County AMP 6

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

County AMP 7

Granada Commons (8 Units)

The Fresno Housing Authority will be converting to Project Based Rental Assistance under the guidelines of PIH Notice 2012-32, REV-3 and any successor Notices.

Upon conversion to Project Based Rental Assistance the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7 of PIH Notice 2012-32, REV-3 and Joint Housing PIH Notice H-2016-17/PIH-2016-17. Additionally, the Fresno Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements.

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

- All current households in good standing at RAD sites will, upon conversion, have a right to return after any temporary relocation necessary to facilitate rehabilitation or construction.
- Tenant rent increases purely as a result of conversion and that exceed the greater of 10% or \$25 greater will be phased in over a 3-year period, which may extend to 5 years in accordance with HUD requirements.
- Tenants who currently participate in the ROSS-SC and FSS programs may continue to participate.
- Any tenants who currently receive the earned income disregard (EID) will continue to be eligible for it until the earlier to occur of: the tenant receiving the EID exclusion undergoes a break in employment or ceases to use the EID exclusion, or the EID exclusion expires. No other tenants at the RAD site may receive the EID. Tenants whose EID ceases or expires after conversion shall not be subject to the rent-phase in; rather, the rent will automatically adjust to the appropriate rent level based upon tenant income at that time.
- The Housing Authority and Owner will continue to recognize and fund legitimate residents organizations.
- Tenants will be afforded the procedural rights consistent with section 6 of the U.S. Housing Act of 1937, as amended, and as interpreted by HUD in the RAD Notice PIH-2012-32, REV-3, including termination notification and a grievance process. Those procedural rights will be incorporated into the House Rules for the RAD conversion sites.
- Tenants of RAD conversion sites may move with tenant-based rental assistance on or after the later to occur of: (a) 24 months from date of execution of the RAD HAP or (b) 24 months after the move-in date. Notwithstanding this choice-mobility right, the Housing Authority will not provide, in any year, more than one-third of its turnover vouchers to the residents of its RAD projects and no more than 15% of the households in a RAD project may move under the choice-mobility option in a given year.
- Any residents in place at the time of conversion to PBRA, as well as newly admitted residents, the owner may not process a termination of assistance if the Total Tenant Payment (TTP) (i.e., 30% of adjusted gross income paid toward rents and utilities) exceeds the contract rent plus any utility allowance. Instead, the owner must charge a tenant rent that is the lesser of 30% of the

household adjusted income, less the utility allowance in the contract with the tenant retaining all rights under the Model PBRA Lease.

Additionally, the Fresno Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements, that the RAD conversions described in this plan comply with applicable site selection and neighborhood review standards. The Housing Authority is not presently under any voluntary compliance agreements, orders, rulings, or similar decisions that would be negatively impacted by RAD conversion activities described herein.

The RAD conversion will comply with all applicable site selection and neighborhood reviews standards and Fresno Housing Authority has followed all appropriate procedures.

The Fresno Housing Authority will submit all required information and certifications necessary to submit a Significant Amendment to the PHA Plan, including Resident Advisory Board comments and responses, challenged elements, and all required certifications.

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

Please find specific information related to the Public Housing Developments selected for RAD.

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

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

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

Establishment of a new site-based waiting list. Applicants on the current site-based wait-list will be notified of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on the project-specific waiting list for the projects that will have a transfer of assistance shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list.

- Adopting HOME preferences for a particular segment of the population if permitted in its written agreement with the participating jurisdiction (and only if the limitation or preference is described in the participating jurisdiction's consolidated plan)
- Adopting preferences for veterans for project based rental assistance units
- Adopting preferences for Residency for project based rental assistance units for Fresno county residents
- Adopting preferences for disability, as defined in the HUD 4350.3 Occupancy Handbook, for project based rental assistance units
- Adopting preferences for specific groups of single persons who are elderly, as defined in the HUD 4350.3 Occupancy Handbook, for project based rental assistance units

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

The Fresno Housing Authority will also be contributing Capital Funds in the amount of \$2,378,783.

Non-Smoking Policy

- Update policies for mandatory changes per the final rule published in PIH Notice 2017-03, Enforcing Smoke-Free public housing per HUD's final rule to expand language on "prohibited tobacco product" definitions to include, items that involve the ignition and burning of tobacco leaves, such as: pipes and water pipes (also known as hookahs), electronic nicotine delivery (ENDS)

Project-Based Vouchers

The HAFC may attach Project Based Vouchers (PBV) to projects in which the HAFC has ownership or controlling interest, without following a competitive process, when the HAFC engages in an initiative(s) to improve, develop, convert under the HUD Rental Assistance Demonstration, preserve, and/or replace a public housing property(ies) or site(s). Ownership Interest means that the HAFC or its officers, employees, or agents are in an entity that holds any such direct or indirect interest in the building(s) and/or real property, including, but not limited to an interest as: titleholder; lessee; a stockholder; a member, or general or limited partner; or a member of a limited liability corporation or limited partnership. Projects selected with this exemption method will typically include planning rehabilitation or construction on the project with a minimum of \$40,000 per unit in hard costs. However, this minimum per unit cost would not be applicable in a situation where the HAFC is replacing a public housing property(ies) or site(s) with existing housing owned or controlled by the HAFC.

Project Based Vouchers (PBV's) provided by the RAD Program are to be utilized at a number of developments either in traditional Low-Income Housing Tax Credit (LIHTC) developments or through

the U.S Department of Housing and Urban Development’s Rental Assistance Demonstration (RAD) program. The number and location of PBV’s proposed for 2024 are broken down as follows:

County AMP 1

Pinedale Apartments I & II (57 Units)

Desoto Gardens (40 Units)

Marcelli Terrace (24 Units)

County AMP 2

Del Rey Complex (30 Units)

Laton Apartments (20 Units)

County AMP 3

Sunset Terrace I (20 Units)

County AMP 4

Mendoza Terrace (50 Units)

Mendoza Terrace II (40 Units)

Firebaugh Elderly (30 Units)

Cardella Courts (32 Units)

County AMP 5

Helsem Terrace (40 Units)

Biola Apartments (12 Units)

County AMP 6

Taylor Terrace (28 Units)

San Joaquin Apartments (20 Units)

Cazares Terrace I (24 Units)

Schedule:

03/01/2024 & 07/01/2024 Tax Credit Applications

07/01/2024 & 10/01/2024 Tax Credit Award

12/01/2024 & 03/01/2025 Construction Starts

12/01/2025 & 03/01/2026 Construction Completions

Marcelli Terrace

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

Schedule:

03/2024 Tax Credit Application
12/2024 Construction Start
02/2026 Construction Completion

Firebaugh RAD

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

Schedule:

03/2024 Tax Credit Application
12/2024 Construction Start
03/2026 Construction Completion

Del Rey Family Housing

The proposed development would consist of the new construction of up to 100 multifamily units on vacant land located on Jefferson Avenue in Del Rey, CA. The project may include a RAD transfer of assistance from existing public housing units in Del Rey.

Schedule:

03/2024 Tax Credit Application
12/2024 Construction Start
03/2026 Construction Completion

Parkside Huron

The proposed development is located in the City of Huron. HAFC's vision for the project consists of substantial rehab of 50 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit. There is also the potential sale of the property being discussed

Schedule:

03/2024 Tax Credit Application
12/2024 Construction Start
03/2026 Construction Completion

Pinedale RAD

The proposed development is located in Pinedale, within the City of Fresno boundary. HAFC's vision for the project consists of substantial rehab of 57 scattered affordable, very-low to low-income housing apartment rentals or the new construction of units on a new parcel of land.

Schedule:

03/2024 Tax Credit Application
12/2024 Construction Start
03/2026 Construction Completion

DeSoto Gardens RAD

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

Schedule:

03/2024 Tax Credit Application
12/2024 Construction Start
03/2026 Construction Completion

San Joaquin Commons Apartments

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

Schedule:

03/2024 Tax Credit Application
12/2024 Construction Start
03/2026 Construction Completion

Firebaugh La Joya Commons Phase I

The proposed development is located in the City of Firebaugh. HAFC's vision for the project consists of the demolition of 34 units and the new construction of up to 68 units of family housing. The project may utilize up to 67 project-based vouchers.

Schedule:

07/2022 Tax Credit Application
06/2023 Construction Start
09/2024 Construction Completion

Firebaugh La Joya Commons Phase II

The proposed development is located in the City of Firebaugh. HAFC's vision for the project consists of the demolition of 14 units and the new construction of up to 40 units of family housing. The project may utilize up to 39 project-based vouchers.

Schedule:

07/2024 Tax Credit Application

06/2025 Construction Start

09/2027 Construction Completion

Citrus Gardens Orange Cove

The proposed development is located in the City of Orange Cove. HAFC's vision for the project consists of substantial rehab and/or new construction of 30 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit. The project may utilize up to 29 project-based vouchers.

Schedule:

03/2023 Tax Credit Application

12/2023 Construction Start

03/2025 Construction Completion

Kingsburg Development

The proposed development is located in Kingsburg, within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to 80 affordable units along with commercial and open green space. The project will be new construction on a vacant parcel of land.

Schedule:

03/2024 Tax Credit Application

12/2024 Construction Start

03/2026 Construction Completion

Selma Development

The proposed development is located in Selma, CA within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to 80 affordable units, a community building and open green space. The project will be new construction on a vacant parcel of land.

Schedule:

03/2024 Tax Credit Application

12/2024 Construction Start

03/2026 Construction Completion

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

Statement of how project basing would be consistent with our PHA Plan:

As the Agency strives to provide housing opportunities for individuals and families in need throughout Fresno County, especially those who are most vulnerable, project based vouchers (PBV's) are an essential resource. To date, projects that are under consideration are targeting persons with very-low incomes, generally below 30-40% of the area median income. Projects are selected in accordance with HUD Title 24 Part 983.51 and HACCFs Administrative Plan. Selected projects will have demonstrated a need for rent subsidy in order to help offset basic operating costs and allow for the projects' financial feasibility.

Attachment 3 – Mission & Goals

To move our vision forward over the past five years, Fresno Housing has focused on four broad strategic areas, which support the organization’s mission: to create vibrant communities throughout Fresno County through quality housing (place), engaged residents (people), broad support (public), and effective collaboration (partnership). To accomplish our mission, the Fresno Housing Authority will focus on four primary strategies:

- Develop and maintain quality affordable housing for low-income residents throughout Fresno,
- Design, implement, and sustain exceptional programs that invest in residents and program participants to become self-sufficient through an array of educational, economic and health-related platforms,
- Lead, encourage, and build partnerships with local, regional and national organizations to promote policies that build community; that increase and enhance affordable housing options; and that provide programs that reflect and support the needs of housing participants,
- Generate public will to address the housing needs of low-income households in Fresno by contributing to effective national and statewide advocacy efforts and by leading local and regional programs that educate and encourage residents to have a voice in housing and civic issues.

Below is a summary of progress and accomplishments that Fresno Housing has made over the past year in relation to these goals.

PLACE

Develop and expand the availability of quality affordable housing options throughout the city and county of Fresno by growing and preserving appropriate residential assets and increasing housing opportunities for low-income residents.

2023 Progress Update:

We have created a robust, balanced pipeline for development activities that effectively addresses the needs of low-income residents in Fresno County. Our approach considers the following Board priorities when evaluating development opportunities:

1. Developing mixed-income and mixed-use housing that fosters economically diverse neighborhoods and accommodates projected growth.
2. Striking a balance between new construction and renovation projects.
3. Creating community infrastructure, including community buildings, resource centers, and EnVision Centers if viable.
4. Investing in both existing and new neighborhoods.

5. Supporting rural communities with limited economic catalysts.

In 2023, resident groups at the neighborhood level are organized and empowered, with a focus on creating thriving mixed-income communities across the county. Community engagement is facilitated by trusted community organizations and partnerships, and zoning changes have been implemented to allow for more residential development, including building upwards to increase housing density.

Community-based organizations (CBOs) have been mobilized to work on housing issues, even when their work is heavily grant-driven. The community's role in the land trust has been considered, and non-City Council plans of action have been developed to address housing challenges without relying solely on policymakers.

Education and awareness about affordable housing rights, available resources, and the benefits of inclusive communities have been promoted for all community members. Efforts have been made to ensure that neighborhood improvements and gentrification include affordable housing options for existing, long-term residents, helping to combat displacement.

Equity and justice have been prioritized in housing initiatives, with a focus on educating the community about fair housing and building relationships to create mixed communities. Investments have been made in historically disadvantaged neighborhoods to address the stark divide between the "haves" and the "have-nots" in Fresno.

1. Support efforts to reduce homelessness across the community. The Agency has utilized various resources, including local, state, and federal funding to provide both interim and permanent housing for persons experiencing homelessness.

2023 Progress Update:

Utilizing state Homekey funding, the Agency has provided over 400 beds of emergency shelter and transitional housing for both individuals and families with children; utilizing federal resources.

2. Consider how to best partner with the Southwest Fresno community regarding neighborhood development and investment.

2023 Progress Update:

The U.S. Department of Housing and Urban Development (HUD) awarded the Agency a Choice Neighborhoods Planning Grant to help transform Southwest Fresno into a thriving mixed-income

community. With this grant, the Agency aimed to create high-quality affordable housing, safe streets, and quality educational opportunities for the residents of Southwest Fresno.

In 2023, the Agency successfully wrapped up several activation activities. One of these activities was the Southwest Fresno Farmer's Market, which took place every second Saturday. This neighborhood market brought together dozens of local farmers and vendors, providing a space for Southwest Fresno residents and community members to connect and support local businesses.

Another significant achievement was the creation of a mural for the CAN "triangle." The Agency collaborated with the city of Fresno and engaged more than 200 community members who volunteered their time to paint a mural designating the site for CAN activities. This mural not only beautified the area but also fostered a sense of community pride and ownership.

Currently, the Agency is working to form a working group with the City of Fresno, including the Mayor's office, to address the implementation grant for CNI. This collaboration aims to further the goals of creating mixed-income communities, promoting education and awareness about affordable housing rights, and investing in historically disadvantaged neighborhoods.

Throughout these efforts, the Agency has emphasized the importance of community engagement and building relationships to create mixed communities. By working closely with trusted community organizations and partnerships, the Agency has been able to mobilize support for these initiatives and ensure that all voices are heard in the decision-making process.

3. Collaborate with property owners, neighborhood groups, Community Development Corporations (CDCs), and other partners to enhance the quality of rental stock across the county and provide a greater range of options for residents with vouchers. Programs should focus on property owner outreach, support and education, in addition to targeting housing options in areas of opportunity.

2023 Progress Update:

The Agency's Housing Choice Department has held several meet and greets with non-participating owners/landlords throughout the year to educate them on establishing initial rents, tenant selection, how to become participating landlord, and addressing their concerns regarding the voucher program. Much of the discussion also involved payment standards and determining reasonable rents. The Agency was approved to use waivers through the end of 2023 that will allow payment standards to be set at 120% of FMR, and to apply the most current payment standard at any time, rather than applying the most current payment standards at the next scheduled annual reexamination. In addition, 50th Percentile FMRs are being used and SAFMRs continue to be utilized in fourteen (14) zip code areas. One-hundred and eleven (111) new landlords are now accepting vouchers since the implementation of SAFMRs beginning October 1, 2022.

4. Support efforts outlined in the DRIVE initiative. Specifically, the Permanent Affordable Housing mission, which includes the goal to overcome barriers to equitable, affordable housing by creating, renovating, and ensuring sustainable access to high-quality, affordable housing units and vouchers through a combination of innovative financing tools and supports.

2023 Progress Update:

This year, under the leadership of our CEO, Tyrone Roderick Williams, we have made significant strides in our community engagement efforts through our DRIVE initiatives and collaborations. We partnered with D.R.I.V.E and the Central Valley California Foundation to co-host and sponsor two major community events in 2023.

One of the events we sponsored was a conversation with New York Times Bestselling Author, Heather McGhee, who wrote the book "The Sum of Us." The event took place on Wednesday, September 27th, at 6:30 pm. Heather McGhee is a renowned expert in economic and social policy, and her book explores the idea of how racism has a cost for everyone. Fresno Housing recruited residents and families to attend this enlightening discussion.

Another event we hosted and sponsored was with Just Action, titled "How to Challenge Segregation Enacted Under the Color of Law." This event featured authors Leah and Richard Rothstein, who are experts in the field of housing policy and civil rights. Richard Rothstein is the author of "The Color of Law," a groundbreaking book that examines how government policies have led to racial segregation in American cities.

During the Just Action event, participants provided valuable feedback through a survey. Some of the key outcomes from this feedback included the need for community engagement facilitated by trusted community organizations and partnerships, as well as the importance of mixed-income communities and intentional design to promote thriving neighborhoods. Participants also emphasized the need for education and awareness about affordable housing rights, available resources, and the benefits of inclusive communities.

Furthermore, the feedback highlighted the importance of addressing NIMBYism (Not In My Backyard) and finding ways to engage with local school districts to share housing information with students before they graduate high school. Participants also discussed the potential for land trusts to create new and equitable opportunities for homeownership and the need for more knowledgeable and available navigators to assist low-income individuals and those with language barriers.

These events and the feedback gathered have provided valuable insights into the challenges and opportunities facing our community in terms of housing and segregation. As we continue to work towards creating more inclusive and equitable communities, we will take these insights into account and strive to make a positive impact on the lives of our residents.

5. Work towards incorporating diversity, equity and inclusion in the workforce, workplace, and marketplace. The Agency hopes to bring engagement from people of all diverse perspectives, identities, and life experiences. One of the Agency's goals is to engage and encounter people in a welcoming environment where belonging, inclusivity, and equity are part of the broader scope of diversity that elevates the Fresno Community. The mission of the Fresno Housing Authority is to promote equity excellence through:
 - a. Increasing the power and influence of diversity through an increase in representation of multiple dimensions of diversity across the agency's **workforce**.
 - b. Elevate the importance of Fresno Housing's **workplace** culture of inclusion and belonging through intentional metrics of accountability.
 - c. Use diversity, equity, and inclusion progress and outcomes to impact and support vibrant communities throughout Fresno County's **marketplace**.

2023 Progress Update:

Fresno Housing (FH) has been actively working to increase the engagement of residents and expand the use of its educational and self-sufficiency programs, as well as partner services. To achieve this, FH is looking to expand its Family Self-Sufficiency (FSS) program and collaborate with homeownership organizations across the county. This will help create more opportunities for marginalized populations, including low-income families and those living in poverty.

In addition, FH is enhancing its supplier diversity program by collaborating and creating partnerships with the Black Chamber of Commerce and EOC's workforce development and construction partners for residents. This initiative aims to promote diversity, equity, and inclusion (DEI) within the organization and the community it serves.

Fresno Housing's efforts to raise awareness of leadership and success in programs that include equitable outcomes have been recognized at the NAHRO conference, where the organization won two awards in the community development and resident services category. These competitive awards demonstrate FH's commitment to creating more opportunities for marginalized populations and addressing the needs of its residents.

Feedback points from the data indicate that there is room for improvement in various areas, such as increasing resident participation, enhancing communication with partners, and providing

additional resources and services for residents. Some challenges faced by the organization include limited resources, capacity constraints, and the need for better outreach strategies.

To address these challenges, FH is considering various solutions, such as employing resident ambassadors to help with resident participation, improving internal communication, and providing additional training for professional growth. Furthermore, FH is exploring partnerships in employment, funding for childcare and transportation, Section 8 homeownership, and affordable housing to eliminate barriers for residents.

In conclusion, Fresno Housing is committed to promoting diversity, equity, and inclusion within its organization and the community it serves. By expanding its programs, enhancing supplier diversity, and collaborating with various partners, FH aims to create more opportunities for marginalized populations and improve the quality of life for its residents.

PEOPLE

Respect community needs and knowledge – by listening, learning, and researching – and respond to issues compassionately, intelligently, and intentionally – by developing exceptional programs based on shared experiences.

1. Create and promote resident experiences that influence key outcomes around health, wage progression, and education. Share outcomes with the Boards and others on a quarterly basis to increase awareness of the positive impacts of quality housing.
2. Create opportunities to promote upward economic mobility and wage progression using data, policy updates and refined systems of support for residents. Develop a specific pilot program encompassing some of the following areas: resident mobility, wage progression/section 3, and home ownership.
3. Consider expanding engagement with residents by utilizing neighborhood conversation pilots to promote involvement and opportunities for resident leadership.
4. Establish policies and practices that reduce the likelihood of crime and promote resident safety.

2023 Progress Update (Summary 'People' 1-4 above):

In an effort to improve the quality of life for residents in our communities, we have identified several key outcomes that we aim to influence, including health, wage progression, and education. To achieve this, we have implemented various strategies and initiatives that promote resident experiences and empower them to take charge of their lives.

One of our primary initiatives is to create and promote resident experiences that influence these key outcomes. We share our progress with the Boards and other stakeholders on a quarterly basis, and our resident empowerment team presents updates to the Board once a month. This ensures that we are constantly evaluating our efforts and making necessary adjustments to better serve our residents.

In addition to this, we are working on creating opportunities that promote upward economic mobility and wage progression for our residents. We are using data, policy updates, and refined systems of support to achieve this goal. One such initiative is the debut of our homeownership program called Pathways, which we are connecting with HCV homeownership and FSS to provide a comprehensive support system for residents looking to own their own homes.

Furthermore, we recognize the importance of safety in our communities and are working to establish policies and practices that reduce the likelihood of crime and promote resident safety. We have created community coalitions and neighborhood watch programs at many tax credit sites, and have invested in additional cameras and lights to address safety concerns. We are also working with the Fresno Police Department to assess 9-1-1 calls and teach residents how to advocate for and address safety issues in their communities.

Despite our efforts, we acknowledge that there are challenges we face in implementing these initiatives, such as limited resources, resident participation, and language barriers. To address these challenges, we are exploring various solutions, such as hiring additional staff, providing more services to existing residents, and utilizing resident ambassadors to help with resident participation.

We are also working on improving communication with our partners, scheduling workshops, and providing additional training for our staff to ensure professional growth. By addressing these challenges and continuously evaluating our efforts, we aim to create a positive impact on the lives of our residents and help them achieve their goals in health, wage progression, and education.

PUBLIC

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

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

1. Create ongoing conversations with city officials to seek opportunities to support economic development and facilitate a better understanding of Housing Authority benefits, priorities and opportunities

2023 Progress Update:

Fresno Housing and the City of Fresno has entered into a grant agreement where the City of Fresno allocated 1 million in ARPA funding towards a Voucher Incentive Program (VIP). The program is aimed to assist voucher holder families to successfully lease up by encouraging landlords to participate in the HCV program AND provide funding resources for the voucher holder families in rental fee assistance.

- New landlords
- Returning Landlords
- New units in high opportunity areas
- Lease in place incentives
- Vacancy loss payments
- Deposit assistance
- Rent fee assistance

As of September of 2023, ninety-two (92) households have been successfully leased up utilizing VIP funds, thirty-nine (41) new units comprised of single-family and multi-family units have been added and thirteen (25) new landlords are now participating in the Housing Choice Voucher program.

Fresno Housing has embarked on a significant project called West Fresno CAN. The West Fresno CAN planning effort, reflects the vision, lived-experience, and dedication of hundreds of voices, centered around three overarching goals:

- A connected, vibrant, safe neighborhood for all
- Residents are healthy, happy and thriving
- Community partnerships, assets and momentum are leveraged.

Fresno Housing seeks to continue its efforts to collaborate with community stakeholders and residents to realize a transformed southwest Fresno community for all.

2. Enhance general understanding of the breadth and scope of the work of the Fresno Housing Authority through additional involvement and presence at community events
3. Conduct an annual community survey to evaluate trends and identify strategic opportunities. The first-year survey would establish a baseline and trends would be established over time.

2023 Progress Update

In 2023, Fresno Housing embarked on a comprehensive strategic planning update to address the diverse needs of our community. This initiative involved conducting an annual community survey to evaluate trends and identify strategic opportunities. The first-year survey established a baseline,

with trends to be established over time. The survey was administered to our entire community, including voucher participants, residents of public and tax credit sites, those on our voucher waiting list, landlords, vendors, external partners, and more.

To ensure maximum engagement and feedback, we organized nine different community events that were interactive in capturing the feedback. These events were hosted both online and in-person, in areas where voucher holders live, such as apartment buildings outside of the Fresno Housing agency purview.

The data collected from the survey and community events provided valuable insights into the needs and priorities of our community members. Some of the key findings included the need for more affordable housing, improved access to healthy food options, increased safety measures, and better education and support for tenants.

Based on these findings, Fresno Housing developed a strategic plan to address these needs and improve the overall quality of life for our community members. This plan included initiatives such as:

1. Re-investing in housing projects that have been built for over five years to prevent them from becoming run down.
2. Partnering with local organizations to improve access to healthy food options for residents.
3. Building more apartment complexes for families and multi-families, with a focus on safety.
4. Providing housing education to college-age students to prepare them for future tenancy.
5. Increasing landlord participation in the voucher program to expand housing choices for families.
6. Offering youth employment opportunities and trade skills training for residents.
7. Expanding housing stock to meet the growing demand for affordable housing.
8. Developing more housing for special needs populations and providing support services for these communities.

In addition to these initiatives, Fresno Housing also focused on improving communication and collaboration with community partners, residents, and other stakeholders. This included sharing information about available resources, programs, and opportunities, as well as seeking input and feedback on ongoing projects and initiatives.

The strategic planning update and data-driven approach have allowed Fresno Housing to better understand and address the needs of our community. By implementing these initiatives in 2023,

we have taken significant steps towards improving the quality of life for our residents and ensuring that everyone has access to safe, affordable, and supportive housing. As we continue to monitor trends and evaluate the success of our programs, we remain committed to adapting and evolving our strategies to best serve the needs of our community.

4. Expand the current communication plan to highlight stories centered on residents' services and economic success for neighborhoods and families

2023 Progress Update:

The Office of Communication, during our second year of designing a Community Report, developed an updated Community Report (Annual Plan) distributed community wide ranging from external partners, community members and residents. Additionally, we expanded our newsletter reach to impact thousands of readers and grow our subscription. We are currently expanding our newsletter outreach to various partners.

5. Utilize public platforms such as an updated website and social media to engage all stakeholders as well as inform and celebrate accomplishments through stories, events, and photos.

2023 Progress Update:

In 2023, with a new leader of the Communications Department, our agency made the commitment to redesign our website and platform to continue to meet the needs of resident, family, and participant engagement.

PARTNERSHIP

Collaborate to strengthen the Housing Authority's ability to address the challenges facing Fresno communities.

1. Monitor and track community events to expand engagement opportunities for the Housing Authority through various avenues, including participation with event booths if appropriate.

2023 Progress Update:

In an effort to address the growing housing needs of Fresno city and the county, we organized a partnership conveying meeting that brought together external partners from various sectors. The meeting was attended by small resident groups, vendors and contractors, representatives from health and wellness, VA hospital, homeless advocates, and many more partners focused on education. The primary objective of this partnership was to enhance our relationships with these stakeholders and to discuss strategies for moving forward after the partnership meeting.

During the meeting, several key objectives were identified, including the need to invest in housing projects that have been built for over five years, ensuring access to healthy food options for

residents in public housing, and prioritizing safety in the construction of new apartment complexes for families and multi-families. Additionally, the importance of education in maintaining housing and revitalizing downtown areas was emphasized, along with the need for increased housing density in urban areas and the development of more housing for special needs populations.

The partnership also highlighted the need for affordable housing for large families near schools, housing support for families without their own housing, and making information more accessible for populations with different languages or citizenship statuses. Furthermore, the need for more housing opportunities in rural communities, expanding housing stock, and increasing tenant education on how to be a good tenant were also discussed.

To move forward after the partnership meeting, it is essential to maintain open communication and collaboration among all partners. This will involve sharing resources, information, and opportunities with the public and partners through education and outreach initiatives. Ensuring that managing partners are held to high standards and providing quality work and services will also be crucial in improving tenant engagement and experiences.

Moreover, offering youth employment opportunities, developing quality housing in high opportunity areas, and attracting more landlords to participate in the Housing Choice Voucher (HCV) program will be vital in addressing the housing needs of the community. Providing mentorship to residents and connecting them with appropriate services based on their goals will also play a significant role in empowering and equipping residents.

In conclusion, the partnership conveying meeting was a crucial step in bringing together various stakeholders to address the housing needs of Fresno city and the county. By working together and focusing on the identified objectives, we can enhance our relationships with our partners and make a significant impact on the lives of those in need of housing and support services.

2. Where possible, ensure any Memorandum of Understanding language with partners incorporates expectations about collecting and reporting outcomes for residents.

2023 Progress Update:

The Fresno Housing Authority City of Fresno has been actively collaborating with various organizations and community members to improve the quality of life for its residents, particularly in the Southwest Fresno community. One of the key initiatives in this effort is the West Fresno CAN (Community Action Network) project, which has brought together hundreds of voices to create a shared vision for the future of the area.

The West Fresno CAN planning effort is centered around three overarching goals: creating a connected, vibrant, and safe neighborhood for all; ensuring that residents are healthy, happy, and thriving; and fostering strong community partnerships. This project has been successful in engaging the community and other key agencies in discussions to facilitate quality planning for the Southwest Fresno community.

In addition to the West Fresno CAN project, the Fresno Housing agency and the City of Fresno has been working on various other initiatives to address housing and community development issues. These efforts include organizing and empowering resident groups at the neighborhood level, promoting mixed-income communities, and facilitating community engagement through trusted community organizations and partnerships.

The city has also been exploring changes to zoning regulations to allow for more residential development, including building denser housing options to address the cost of rent and housing inventory issues. Furthermore, the city has been working to educate the community about fair housing rights, available resources, and the benefits of inclusive communities.

One of the key challenges in these efforts has been addressing the issue of gentrification and ensuring that improvements to neighborhoods include affordable housing options for existing, long-term residents. This helps to fight displacement and promote equity in historically disadvantaged neighborhoods.

The Fresno Housing agency and the City of Fresno recognizes the importance of community engagement in these efforts and has been working to involve residents in decision-making processes to ensure that all voices are heard. This includes building relationships to create mixed communities, investing in historically disadvantaged neighborhoods, and advocating for more resources for land trusts to create new and equitable opportunities for homeownership.

Overall, the Fresno Housing agency and the City of Fresno's collaboration with the West Fresno CAN planning efforts and other community initiatives demonstrates its commitment to creating a more equitable, inclusive, and thriving community for all residents.

3. Revisit relationship and collaboration opportunities with Fresno Housing affiliate Fresno Housing Education Corps (Ed Corps) to expand and promote positive educational outcomes for resident youth.

2023 Progress Update:

Fresno Housing has recognized the need to rebuild its foundation, Education Corp, in order to better serve its residents and empower them through various programs and services. The foundation is directly tied to resident services and empowerment programs, with a focus on workforce development and education. To achieve this goal, Fresno Housing has engaged the services of Allysun Walker from Venture Capitals as a consultant.

Ms. Walker is currently working on several key initiatives to strengthen the foundation. These include recruiting a diverse board for the Education Corp, hiring a director for the foundation, raising major development funds, and rebranding and marketing the foundation. These efforts are informed by data gathered from a recent survey, which highlighted several areas of concern and potential improvement in workforce development and education.

The survey data revealed that limited resources and resident participation are significant challenges faced by the agency. To address these issues, the foundation aims to bring in additional resources and encourage greater involvement from residents in its programs and services. This will be achieved through better communication with partners, scheduling workshops, and exploring the possibility of using resident ambassadors to help increase participation.

Furthermore, the survey data indicated a need for improved access to a variety of resources for residents, including youth services and adult programs. The foundation will work towards establishing partnerships in employment, funding for childcare and transportation, Section 8 homeownership, and affordable housing to eliminate barriers and provide more options and opportunities for residents.

The foundation also recognizes the importance of addressing language barriers, as some residents may only speak Spanish or other languages. To better serve these residents, the foundation will explore the need for translators and other language support services.

In addition to these initiatives, the foundation will focus on enhancing internal communication, providing additional training for professional growth, and re-evaluating contracts to ensure they are up-to-date and serve the site demographic effectively.

By addressing these concerns and implementing the necessary changes, the Education Corp foundation will be better equipped to support resident empowerment and services at the Fresno Housing agency. This will ultimately lead to a stronger community and improved quality of life for all residents.

4. Work to develop additional partnerships that prioritize positive health outcomes for residents.

2023 Progress Update

In 2022 and 2023, Property Management and Resident Empowerment implemented two major initiatives to promote wage progression and upward mobility by providing direct career opportunities. The first initiative is an extension of HUD's Resident Contractor Program where Public Housing residents are hired on a stipend basis to assist with clerical or janitorial work. Here at Fresno Housing, we have expanded the available positions to include community level projects with Property Management ranging from customer service opportunities to working to monitor facilities such as overseeing community computer labs. Resident participation results in work experience that can be listed on their resumes. The agency also collaborated with Fresno's Career Nexus training institute to provide career initiative training and provided paid internships within Fresno Housing ranging from IT, Resident Empowerment and Services, Housing Choice Voucher, and Accounting and Finance. These internships move beyond clerical and give real world, career building skills so that our residents are given deep knowledge and training in these fields to launch their careers and be competitive in the job market.

Health was also at the core of our programmatic focus in Resident Empowerment (Resident Services). We collaborated with The American Heart Association through the "Empowered to Serve" 12-week health program covering preventative health warnings for heart attack, controlling blood pressure, spot a stroke, getting active and more. The program provided the opportunity for a FH resident to get trained for facilitating the program which was centered on a peer-to-peer education approach. A total of 31 of our residents successfully completed the program. As of 2023, we continue to implement the above programs as they have become part of our yearly curriculum.

5. Work with Fresno's Anti-displacement Task Force to reduce or prevent displacement in the community.

2023 Progress Update:

Our CEO and Executive Team continues to serve in variety of roles related to anti-displacement for the community in addition to addressing strategies related to the current climate and context of eviction issues related to the city and county.

6. Collaborate with the City of Fresno in utilizing Project Homekey Funds. Acquired and converted four motels in the City of Fresno for shelter and affordable housing.

2023 Progress Update:

Our Homeless Initiatives Department are still key leaders and partners in the community on addressing these issues. Our Homeless Initiatives Department is working with internal and external partners to continue to create a framework around relationship building and resources and information related to the community.

ATTACHMENT 3

Capital Fund Program - Five-Year Action Plan

Status: Approved Approval Date: 03/31/2020 Approved By: WINDT, GERARD

Part I: Summary						
PHA Name : Housing Authority of Fresno County		Locality (City/County & State)				
PHA Number: CA028		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	AUTHORITY-WIDE	\$829,222.00	\$745,420.00	\$745,420.00	\$745,420.00	\$745,420.00
	PINEDALE COMPLEX (CA028000001)	\$421,198.00	\$130,000.00	\$177,241.00	\$80,000.00	\$100,000.00
	SANGER ELDERLY/WEDGEWOOD (CA028000002)	\$224,391.00	\$180,405.00	\$104,391.00	\$118,646.00	\$153,000.00
	PARLIER COMPLEX (CA028000003)	\$35,000.00	\$50,000.00	\$50,000.00	\$20,000.00	\$50,000.00
	MENDOZA TERRACE-FIREBAUGH (CA028000004)	\$96,241.00	\$250,000.00	\$362,000.00	\$60,000.00	\$300,000.00
	MENDOTA SCATTERED SITES (CA028000005)	\$35,000.00	\$291,241.00	\$217,000.00	\$173,986.00	\$50,000.00
	CAZARES TERRACE-HURON (CA028000006)	\$35,000.00	\$28,986.00	\$20,000.00	\$478,000.00	\$277,632.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2020	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$829,222.00
ID0006	Operations(Operations (1406))	Operations		\$335,210.00
ID0089	Administration(Administration (1410)-Other)	Administration		\$251,407.00
ID0173	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		\$167,605.00
ID0217	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs		\$75,000.00
	PINEDALE COMPLEX (CA028000001)			\$421,198.00
ID0135	Plumbing Upgrades(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing Upgrades		\$81,198.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2020	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0137	Siding and Trim Replacement(Dwelling Unit-Exterior (1480)-Siding)	Siding and Trim Replacement		\$140,000.00
ID0138	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Roof Replacement		\$165,000.00
ID0174	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$35,000.00
	SANGER ELDERLY/WEDGEWOOD (CA028000002)			\$224,391.00
ID0139	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Roof Replacement		\$140,000.00
ID0140	Plumbing Upgrades(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing Upgrades		\$44,391.00
ID0200	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$40,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		1	2020		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0141	MENDOZA TERRACE-FIREBAUGH (CA028000004) Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Window Replacement			\$96,241.00
ID0199	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal			\$50,000.00
ID0201	MENDOTA SCATTERED SITES (CA028000005) Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal			\$35,000.00
ID0202	CAZARES TERRACE-HURON (CA028000006) Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal			\$35,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 1		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PARLIER COMPLEX (CA028000003)			\$35,000.00
ID0203	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$35,000.00
	Subtotal of Estimated Cost			\$1,676,052.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2021	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0007	AUTHORITY-WIDE (NAWASD) Operations(Operations (1406))	Operations		\$745,420.00
ID0011	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		\$167,605.00
ID0015	Fees and Costs(Contract Administration (1480)+Other Fees and Costs)	Fees and Costs		\$75,000.00
ID0090	Administration(Administration (1410)-Other)	Administration		\$167,605.00
	PINEDALE COMPLEX (CA028000001)			\$130,000.00
ID0067	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$60,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2	2021		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID00142	Asphalt Seal and Stripe(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Seal and Stripe			\$15,000.00
ID00143	Replace Mailboxes(Dwelling Unit-Exterior (1480)-Mail Facilities)	Replace Mailboxes			\$5,000.00
ID00144	Replace Siding and Trim(Dwelling Unit-Exterior (1480)-Siding)	Replace Siding and Trim			\$20,000.00
ID00145	Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Painting			\$30,000.00
	SANGER ELDERLY/WEDGEWOOD (CA028000002)				\$180,405.00
ID00068	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal			\$25,000.00
ID00146	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Window Replacement			\$155,405.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2	2021		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	PARLIER COMPLEX (CA0280000003)				\$50,000.00
ID0069	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal			\$50,000.00
	MENDOZA TERRACE-FIREBAUGH (CA0280000004)				\$250,000.00
ID0070	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal			\$10,000.00
ID0147	Exterior Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Exterior Door Replacement			\$40,000.00
ID0148	HVAC Upgrades(Dwelling Unit-Interior (1480)-Mechanical)	HVAC Upgrades			\$200,000.00
	MENDOTA SCATTERED SITES (CA0280000005)				\$291,241.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2021	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0071	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$10,000.00
ID0149	Site Concrete Improvements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Site Concrete Improvements		\$15,000.00
ID0150	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Roof Replacement		\$50,000.00
ID0151	Fence Replacement(Non-Dwelling Site Work (1480)-Fencing)	Fence Replacement		\$30,000.00
ID0152	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Roof Replacement		\$100,000.00
ID0153	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Window Replacement		\$86,241.00
	CAZARES TERRACE-HURON (CA028000006)			\$28,986.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		2	2021		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0072	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal			\$28,986.00
	Subtotal of Estimated Cost				\$1,676,052.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0008	AUTHORITY-WIDE (NAWASD) Operations(Operations (1406))	Operations		\$745,420.00
ID0012	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		\$167,605.00
ID0016	Fees and Costs(Contract Administration (1480)+Other Fees and Costs)	Fees and Costs		\$75,000.00
ID0091	Administration(Administration (1410)-Other)	Administration		\$167,605.00
	PINEDALE COMPLEX (CA028000001)			\$177,241.00
ID0073	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2022			
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0154	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Window Replacement			\$157,241.00
	SANGER ELDERLY/WEDGEWOOD (CA028000002)				\$104,391.00
ID0074	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal			\$20,000.00
ID0155	Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring Replacemen			\$84,391.00
	PARLIER COMPLEX (CA028000003)				\$50,000.00
ID0075	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal			\$20,000.00
ID0156	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement			\$30,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2022		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	MENDOZA TERRACE-FIREBAUGH (CA028000004)				\$362,000.00
ID0076	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal			\$20,000.00
ID0157	HVAC Upgrades(Dwelling Unit-Interior (1480)-Mechanical)	HVAC Upgrades			\$250,000.00
ID0158	Plumbing Upgrades(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing Upgrades			\$92,000.00
	MENDOTA SCATTERED SITES (CA028000005)				\$217,000.00
ID0077	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal			\$20,000.00
ID0159	HVAC Upgrades(Non-Dwelling Interior (1480)-Mechanical)	HVAC Upgrades			\$75,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2022		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0160	Plumbing Upgrades(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing Upgrades			\$62,000.00
ID0161	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Window Replacement			\$60,000.00
	CAZARES TERRACE-HURON (CA028000006)				\$20,000.00
ID0078	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal			\$20,000.00
	Subtotal of Estimated Cost				\$1,676,052.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2023	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$745,420.00
ID0126	Management Improvements(Operations (1406))	Management Improvements		\$167,605.00
ID0127	Administration(Administration (1410)-Other)	Administration		\$167,605.00
ID0128	Operations(Operations (1406))	Operations		\$335,210.00
ID0129	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs		\$75,000.00
	PINEDALE COMPLEX (CA028000001)			\$80,000.00
ID0162	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$80,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		4	2023		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	SANGER ELDERLY/WEDGEWOOD (CA028000002)				\$118,646.00
ID0163	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal			\$30,000.00
ID0172	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Window Replacement			\$88,646.00
	PARLIER COMPLEX (CA028000003)				\$20,000.00
ID0164	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal			\$20,000.00
	MENDOZA TERRACE-FIREBAUGH (CA028000004)				\$60,000.00
ID0165	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal			\$60,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		4	2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	MENDOTA SCATTERED SITES (CA028000005)			\$173,986.00	
ID0166	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$33,986.00	
ID0171	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Window Replacement		\$140,000.00	
	CAZARES TERRACE-HURON (CA028000006)			\$478,000.00	
ID0167	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$50,000.00	
ID0168	HVAC Upgrades(Dwelling Unit-Interior (1480)-Mechanical)	HVAC Upgrades		\$305,000.00	
ID0169	Fence Replacement(Non-Dwelling Site Work (1480)-Fencing)	Fence Replacement		\$40,000.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		4	2023		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0170	Plumbing Upgrades(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing Upgrades			\$83,000.00
	Subtotal of Estimated Cost				\$1,676,052.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2024		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)				\$745,420.00
ID0204	Operations(Operations (1406))	Operations			\$335,210.00
ID0205	Management Improvements(Management Improvement (1408)-Staff Training)	Management Improvements			\$167,605.00
ID0206	Administration(Administration (1410)-Other)	Administration			\$167,605.00
ID0216	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs			\$75,000.00
	PINEDALE COMPLEX (CA028000001)				\$100,000.00
ID0207	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal			\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2024		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0208	SANGER ELDERLY/WEDGEWOOD (CA028000002)	Tree Trimming and Removal			\$153,000.00
ID0213	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Appliance Replacement			\$25,000.00
	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)				\$128,000.00
	PARLIER COMPLEX (CA028000003)				\$50,000.00
ID0209	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal			\$50,000.00
	MENDOZA TERRACE-FIREBAUGH (CA028000004)				\$300,000.00
ID0210	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal			\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2024		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0214	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement			\$200,000.00
	MENDOTA SCATTERED SITES (CA028000005)				\$50,000.00
ID0211	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal			\$50,000.00
	CAZARES TERRACE-HURON (CA028000006)				\$277,632.00
ID0212	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal			\$150,000.00
ID0215	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement			\$127,632.00
	Subtotal of Estimated Cost				\$1,676,052.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
1 2020	Housing Authority Wide	
	Operations(Operations (1406))	\$335,210.00
	Administration(Administration (1410)-Other)	\$251,407.00
	Management Improvements(Management Improvement (1408)-Other)	\$167,605.00
	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$75,000.00
	Subtotal of Estimated Cost	\$829,222.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2021	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$335,210.00
Management Improvements(Management Improvement (1408)-Other)		\$167,605.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$75,000.00
Administration(Administration (1410)-Other)		\$167,605.00
Subtotal of Estimated Cost		\$745,420.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
3	Housing Authority Wide	
2022	Operations(Operations (1406))	\$335,210.00
	Management Improvements(Management Improvement (1408)-Other)	\$167,605.00
	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$75,000.00
	Administration(Administration (1410)-Other)	\$167,605.00
	Subtotal of Estimated Cost	\$745,420.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2023	
4		
Development Number/Name		Estimated Cost
General Description of Major Work Categories		
Housing Authority Wide		
Management Improvements(Operations (1406))		\$167,605.00
Administration(Administration (1410)-Other)		\$167,605.00
Operations(Operations (1406))		\$335,210.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$75,000.00
Subtotal of Estimated Cost		\$745,420.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
5	2024 Housing Authority Wide	
	Operations(Operations (1406))	\$335,210.00
	Management Improvements(Management Improvement (1408)-Staff Training)	\$167,605.00
	Administration(Administration (1410)-Other)	\$167,605.00
	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$75,000.00
	Subtotal of Estimated Cost	\$745,420.00

Attachment 4 – Other Documents and/or Certifications

Meeting Minutes
Resident Advisory Board of the
City & County Housing Choice Voucher Program

Wednesday, August 9, 2023

5:30 p.m.

The Resident Advisory Board (RAB) for the Housing Choice Voucher (HCV) program held a meeting on Wednesday, August 9th, 2023, via Zoom and in-person at the office located at 1260 Fulton Street, Fresno, California.

1. The meeting was called to order by Yolanda Keiser at 5:30p.m. The staff and members present and virtual were as follows:

PRESENT: Housing Choice Voucher Participants

Adriana Dominguez, HCV resident (In-Person)
Dora Castillo, HCV resident (In-Person)
Gina Sosa Gutierrez, HCV resident (In-Person)
Mary Barajas, HCV resident (Virtual)
Michael Fuller, HCV resident (In-Person)
Michelle Hambrick-Patterson, HCV resident (Virtual)
Rosa Benitez, HCV resident (In-Person)
Salina Barbo, HCV resident (In-Person)
Tammie Nickles, HCV resident (Virtual)
Victor Townsend, HCV resident (In-Person)

ABSENT: Deborah Williams, HCV resident
Edward Hudson, HCV resident
Kawetta Taylor, HCV resident
Linear Akines, HCV resident
Michelle Gonzales, HCV resident
Rebecca Doyle, HCV resident
Veronica Lemus, HCV resident

Also in Attendance Were the Following:

Yolanda Keiser, Quality Assurance Manager (In-Person)
Aurora Ibarra, Assistant Director - Housing Choice Department (In-Person)
Melissa Ortiz, Senior Quality Assurance Analyst (In-Person)
Anna Barajas, Program Integrity Specialist (In-Person)
Florinda Holguin, Quality Assurance Office Assistant II (In-Person)
Joseph Martinez, Information Technology Support (In-Person)
Michelle Lockhart, LIPH resident (In-Person)
Hyasha Anderson, HCV resident (Virtual)

PRESENTATION:

2. 2024 ANNUAL PLAN TIMELINE

Mrs. Keiser thanked everyone for attending, explained the role of a RAB member and how that role is used to govern our programs, and that the meeting would consist of the proposed summary of changes in the Administrative Plan and the Regulations upheld by HUD. All members in attendance were informed that the meeting would be recorded. Virtual members were reminded that a meeting packet could be sent to them by them contacting Melissa Ortiz with the request. The Annual Plan time line dates were presented with a reminder that Fresno Housing has just over 30 days to have all recommendations submitted for approval to the board. The date of the second RAB meeting that will be held on September 7th, 2023 was announced.

3. 2024 ADMINISTRATIVE PLAN

A. HOTMA

An explanation of the word HOTMA (Housing Opportunity through Modernization Act of 2016) was given for informational purposes. An overview of the proposed changes for the 2024 Administrative Plan were provided. An explanation of the color coding used to track changes was given and what each color represented.

4. BREAK

The virtual residents were experiencing difficulties and could not hear any audio from the meeting. IT support addressed the issue to repair audio. During this time the opportunity for general questions was offered to the RAB members.

i. Question: What do you have to do to port out?

Answer: An explanation of Fresno Housing's current requirements on Portability were given.

ii. A member stated that she had requested to port out in the past but was told she could not. It was explained to her that more research would be required due to the time frame of the occurrence and how the requirements have varied in these past recent years.

iii. For informational purposes members were explained how they are able to provide their comments online, by email, or dropped off at the Central Office.

iv. Virtual question submitted: There used to be a program that if you were on the Section 8 program for so many years and you could work towards owning a home. Do you still have that program?

Answer: We have not had that program for quite a few years but we will be adding it to our 2024 Administrative Plan in January.

It was clarified that the Home Ownership program would not be immediately available in January, but the process to implement the program will begin in January.

v. Question: Why do you not provide the Section 8 listings anymore?

Answer: We were printing out information that was provided online but the locations and the unit availability changed so frequently that it was more beneficial to clients and applicants to provide a link that is constantly providing the most recent information and is up to date.

vi. Question: Will there no longer be virtual inspections?

Answer: We have moved back to all in person Inspection appointments. If you need information on what is required to pass an Inspection you can request a “What to expect” list to be prepared for your Inspections.

vii. A RAB member expressed concern regarding the challenges of being a single member household and the difficulty of finding a Section 8 unit in a better area due to cost.

Aurora Ibarra provided information regarding subsidy for a one bedroom stating that Fresno Housing currently exceeds the range for our payment standards from the allowable amount due to a HUD waiver. Fresno Housing has uses Small Area Fair Market Rents (SAFMRs) to set higher Payment Standard in several zip code areas to expand housing options which includes areas that accept the 1 bedroom vouchers using the SAFMR. RAB members were offered the opportunity to stay after the meeting to learn how to use the SAFMR to search those areas for units and homes.

5. MEETING RESUMED WITH AUDIO REPAIRED
6:00 p.m.

Continuation of Housing Opportunity through Modernization Act of 2016 information. HUD changes mandated by HOTMA in Green discussed were updated definitions such as survivor vs. victim.

i. Question: What does VAWA stand for?

Answer: The Violence against Women Act which provides protections for victims of domestic violence, dating violence, sexual assault, or stalking. An example would be if someone was being evicted or terminated due to violence, with the VAWA act they are protected against it.

B. Chapters 1, 4, 6, 7, 11, 12, 16 and 28 were all chapters with green color coding representing a HUD regulation and/or regulatory changes mandated per the Housing Opportunities through Modernization Act of 2016 (HOTMA). The changes to these chapters were summarized in brief detail for a better understanding.

C. Yellow text represents significant proposed changes, defined as those that impact the eligibility and admissions policies as delineated by HUD. Chapter 2 is a chapter with these types of such changes.

D. Staff recommendations color coded in Blue represent additional changes suggested by staff that are discretionary at the local level, permitted by HUD, and can be adopted by the Boards. Chapters 2, 3, 4, 6, 7, 8, 9, 10, 12, 19, 21, and 27 all have noted changes in Blue.

A RAB member stated they had a friend whose daughter was removed because of her income and the head of household lost her voucher and couldn't pass the voucher to the daughter.

The explanation given for this statement was that it depended on whether the daughter had eligible citizenship status or was a live-in aide which would have prevented the daughter from keeping the voucher; there may have also been other factors, as well. The remaining household member must also have legal authority to sign leases and have already been in the household.

- ii. Question: So is housing going to start the home ownership program soon?
Answer: Fresno Housing may start with ten families who may have to be on the FSS (Family Self Sufficient program). This program will be going into the Administrative Plan in 2024 but will still require a lot of staff training and HUD cooperation.
- iii. Question: Can you buy a manufactured home with a voucher?
Answer: If you own a manufactured home you can use the voucher for the space rental that the home sits on which would be a completely different voucher calculation.
- iv. Question: Is a broken window from a tenant a cause for a fail?
Answer: It would be considered a fail on the tenant's part.
- v. Question: My voucher changed. Did payment standards change?
Answer: It was explained that the voucher issuance policy did change. Payment standards also changed. Fresno Housing revised its voucher issuance policy from two heartbeats per bedroom to where a single head of household is issued their own bedroom.

A RAB member asked for confirmation of the link for available listings: [affordable housing.com](http://affordablehousing.com).

6. HOTMA FACTS SHEETS

Fact sheets were provided with a follow up of review. These sheets consisted of the Annual Income Exclusions, Income from Assets, Excluded Assets, Interim Income Reexaminations, Student Aid and Financial Assistance.

- i. Question: For all the changes you make per year, do you look at cash aid changes? Because welfare changes negate sec. 8 changes.

Answer: We don't look at CalWORKs changes. HUD sets the rules for the voucher program and in general, your rent portion is based on your income. If your income goes up like Social Security your rent goes up.

- ii. Question: I would like more information on the FSS program where can I get that?
Answer: Melissa Ortiz can send you the information on that program.

7. QUESTIONS OR FEEDBACK

Aurora Ibarra asked the Resident Advisory Board for feedback on the process and encouraged them to send feedback and questions. Questions could be emailed to Melissa Ortiz so that answers would be ready to discuss at the next meeting. She advised the members to ask neighbors or friends if they had any questions they would like answered and for the members to email them.

All of the members were thanked for participating and were invited to attend the next meeting.

A member wanted confirmation on whether to contact their Housing Specialist for Portability information.

Answer given was: Yes, or we can provide you with any information needed by emailing Melissa Ortiz with any requests.

Another member stated that owners get confused about prorated rent. All members were informed that Fresno Housing has an Owner Services unit specifically for owners; and residents can remind the owners to utilize that department in which they can contact and ask questions.

Yolanda Keiser stated that it was her goal to keep the members participating to help other participants as well as themselves.

8. ADJOURNMENT

There being no further business to be considered by the RAB members and Fresno Housing staff, the meeting was adjourned at approximately 6:54p.m.

Meeting Minutes

**Resident Advisory Boards (RAB) of the
City & County Public Housing Program**

Thursday, August 10, 2023

5:00 P.M.

The Resident Advisory Board (RAB) for the Public Housing (LIPH) program held a meeting on Thursday, August 10th, 2023, via Zoom and in-person at the office located at 1260 Fulton Street, Fresno, California.

1. The meeting was called to order by Hilda Reeves at 5:15p.m. The staff and members present in person and virtual were as follows:

PRESENT: **Public Housing Participants**

Michelle Lockhart, LIPH Resident (In-Person)
Griselda Mendez, LIPH Resident (Virtual)

ABSENT: **Public Housing**

Beatriz Acre-Castro
Michelle Gonzalez
Luz Casillas
Maria Fuentes

Also in Attendance Were the Following:

Hilda Reeves, Assistant Director of Property Operations (In-Person)
Stephanie Moreira, Compliance Manager (In-Person)
Crystal Aldape, Compliance Coordinator (Virtual)
Monica Solorio, Compliance Coordinator (Virtual)
Brittany Wiley, Compliance Coordinator (In-Person)
Joseph Martinez, Information Technology Support (In-Person)
Edgar Rodriguez, Senior Systems Administrator (In-Person)

2. **Presentation:**

1. Ms. Reeves thanked everyone for attending and explained the role of the RAB members and how their feedback is used to govern our Public Housing Program policies.
2. Ms. Moreira went through the summary of changes including all HOTMA changes.
3. Ms. Wiley presented a PowerPoint on Over Income section 103 of HOTMA.

3. Questions OR Feedback

Question: My son is moving out and my income will decrease, will this stop me from being over income?

Answer: Yes, if you are under the Over Income limit for your family size.

Question: Once my son moves out will I still have to pay flat rent?

Answer: You will be given the option to choose between flat rent and income based.

Question: I received a letter in the mail regarding credit reporting what is that?

Answer: Credit reporting allows us to report to the credit bureau that you are paying your rent on time. You will have to create an account. Please contact Angela Dundore for further information.

Comment: Topics discussed were a little hard to understand.

Answer: Information was clarified for that resident. We are clarifying the information for the second meeting.

4. Adjournment

There being no further business to be considered by the RAB members and Fresno Housing staff, the meeting was adjourned at approximately 5:50p.m.

Meeting Minutes

**Resident Advisory Boards (RAB) of the
City & County Public Housing Program**

Thursday, August 30, 2023

5:00 P.M.

The Resident Advisory Board (RAB) for the Public Housing (LIPH) program held a meeting on Wednesday, August 30th, 2023, via Zoom and in-person at the office located at 1260 Fulton Street Fresno, CA 93721, 2195 S Maud Street Fresno, CA 93706 (Fairview Heights complex), 1238 “P” Street Firebaugh, CA 93622 (Rios Villas complex) and 1445 Peach Street Selma, Ca 93662 (Cueva De Oso complex).

1. The meeting was called to order by Erika Gonzales at 5:15p.m. The staff and members present in person and virtual were as follows:

PRESENT: Public Housing Participants

Rosario Rodriguez, LIPH Resident (Virtual)
Michelle Gonzalez, LIPH Resident (Virtual)
Yolanda Perez, LIPH Resident (Virtual)
Lucy Casillas, LIPH Resident (Virtual)
Carmen Vasquez, LIPH Resident (In-Person)
Rosa Vazquez, LIPH Resident (In-Person)
Ruby Yanez, LIPH Resident (In-Person)
Noel Yanez, LIPH Resident (In-Person)
Michelle Lockhart, LIPH Resident (In-Person)
Olga Arauz, LIPH Resident (In-Person)
Vickie Corpus, LIPH Resident (In-Person)
Shante Ireland, LIPH Resident (In-Person)
David Acosta, LIPH Resident (In-Person)
Maria Rubio, LIPH Resident (In-Person)
Maria Martinez. LIPH Resident (In-Person)
Josefa Acosta, LIPH Resident (In-Person)
Catarina Contreras, LIPH Resident (In-Person)
Lamar Joyner, LIPH Resident (In-Person)
Madison Wallace, LIPH Resident (In-Person)
Agapito Rubalcava, LIPH Resident (In-Person)

ABSENT: Public Housing

Beatriz Acre-Castro

Luz Casillas
Maria Fuentes

Also in Attendance Were the Following:

Hilda Reeves, Assistant Director of Property Operations (In-Person)
Tracy Navarro, Senior Manager (In-Person)
Erika Gonzalez, District Manager (In-Person)
Stephanie Moreira, Compliance Manager (In-Person)
Crystal Aldape, Compliance Coordinator (In-Person)
Rosario Luna, Compliance Coordinator (Virtual)
Brittany Wiley, Compliance Coordinator (In-Person)
Joseph Martinez, Information Technology Support (In-Person)
Edgar Rodriguez, Senior Systems Administrator (In-Person)

2. Presentation:

- A. Erika Gonzalez thanked everyone for attending and explained the role of the RAB members and how their feedback is used to govern our Public Housing Program policies.
- B. Ms. Moreira went through the summary of changes including all HOTMA changes.
- C. Ms. Wiley presented a PowerPoint on Over Income section 103 of HOTMA.

3. Questions OR Feedback

Question: If I am getting child support deducted from my check does this still count towards my income?

Answer: Yes, Fresno housing will use your gross wages to determine income. Child support is considered a bill payment and we would not deduct the payments from total income received.

4. Adjournment

There being no further business to be considered by the RAB members and Fresno Housing staff, the meeting was adjourned at approximately 6:00p.m.

Meeting Minutes
Resident Advisory Boards of the
City & County Housing Choice Voucher Program

Thursday, September 7, 2023

5:00 p.m.

The Resident Advisory Board (RAB) for the Housing Choice Voucher (HCV) program held a meeting on Thursday, September 7th, 2023, via Zoom and in-person at the office located at 1260 Fulton Street, Fresno, California.

1. The meeting was called to order by Yolanda Keiser at 5:33p.m. The staff and members present and virtual were as follows:

PRESENT: Housing Choice Voucher Participants

Dora Castillo, HCV resident (In-Person)
Michael Fuller, HCV resident (In-Person)
Salina Barbo, HCV resident (In-Person)
David Zavala, HCV resident (Virtual)
Michelle Hambrick-Patterson, HCV resident (virtual)

ABSENT: Adriana Dominguez, HCV resident

Deborah Williams, HCV resident
Edward Hudson, HCV resident
Gina Sosa Gutierrez, HCV resident
Hyasha Anderson, HCV resident
Kawetta Taylor, HCV resident
Linear Adkins, HCV resident
Mary Barajas, HCV resident
Michelle Gonzales, HCV resident
Rebecca Doyle, HCV resident
Rosa Benitez, HCV resident
Tammie Nickles, HCV resident
Veronica Lemus, HCV resident
Victor Townsend, HCV resident

Also in Attendance Were the Following:

Yolanda Keiser, Quality Assurance Manager (In-Person)

Melissa Ortiz, Senior Quality Assurance Analyst (In-Person)

Anna Barajas, Program Integrity Specialist (In-Person)

Joseph Martinez, Information Technology Support (In-Person)

TOPICS:2. INTRODUCTION AND OVERVIEW

Yolanda Keiser welcomed all who were in attendance of the meeting and gave an overview of what the meeting was going to consist of. She informed the members that this meeting would be different from the last meeting and consist of a simple conversation of anything the members wanted to discuss with questions and answers.

3. RE-CAP OF LAST MEETING

Melissa Ortiz reminded the members that the public comment period closes next week on September 11, 2023 at 11:59 p.m. and began a re-cap of the last meeting's presentation.

i. Question: With asset verifications, will they be every 2 years?

Answer: Yolanda Keiser explained that assets must be verified every third year and reminded the members that they only have to provide verifications for what assets they actually have.

ii. Question: Michael (RAB member) asked "when will the drawing begin?"

Answer: We are still working off the lists we have and we will continue to pull as needed.

iii. Question: So you have to be on an interest list first, then you get selected to move to the waitlist and from there you get selected for Section 8 right? You say as needed but there are several people that need housing because they cannot afford rent these days but how will that work if they have to be pulled 3 times?

Answer: Our goal is to have a brand new list every year. If you are not chosen by the end of the year, you will be removed and the next year Fresno Housing will begin with a brand new list. You can always apply again the next year. "When needed" means applicants are selected from the interest list when the program has funding and/or vouchers available.

Salina Barbo commented, so when COVID happened it was different with vouchers, now there's a limit?

Yolanda Keiser responded you mean the RFTA's? During the time of COVID we granted longer extensions due to the difficulty in finding a place to lease up. Now we have gone back to the previous issuance amount of time which is 120 days. Certain exceptions still apply.

Dora Castillo commented, owners and landlords would ask you if you have section 8, then they didn't want to rent to you.

Yolanda Keiser mentioned that during the time of COVID owners desired Section 8 tenants because then they were receiving rent (Housing Assistance Payments/HAP).

- iv. Question: I have been on section 8 for a few years so why did the inspections decide to go back to every year? I heard that they were every 3 or 4 years. I heard that they were every few years and now they're back to every year.

Answer: during COVID inspections were conducted virtually and now we have gone back to in-person inspections. Inspections are conducted every year, or bi-annually if they passed without any fails for 2 years (biennial inspections). However, if there's a fail, then the next inspection will revert back to 1 year. Biennial inspections was implemented during COVID.

- v. Question: What is the Family Unification Program?

Answer: It is a referral based program. For example for youth out of foster care or when reuniting families with their minor children.

- vi. Question: What is the Mainstream Voucher Program

Answer: Mainstream is considered a referral-based program. This program serves households that include a non-elderly person or persons with disabilities under the age of 62.

- vii. These programs that are referral, you have to be referred to get on them?

Answer: Yes you have to meet the criteria in order to qualify for those programs.

- viii. Question: I was invited to do a painting class one time, is that still being offered? Like a one day event.

Answer: We have a company that teaches you a trade like painting and used to train residents in our vacant units. We contract with Sherwin Williams.

- ix. Question: How do we go about raising a rent from an owner?

Answer: A rent increase, it is not what the owner tells you have to pay, it is what we tell you. The owner provides you notice as a courtesy. We send a letter out confirming how much it is you will pay for rent. We require they give you a 60 day notice, we then run our Rent Reasonableness process, then we will let you know if it is approved and the amount you will pay by letter.

- x. Question: The self-help program that helps you build your own home. How would rent from Section 8 work, because if you qualify for a loan how would you qualify for Section 8?

Yolanda Keiser responded, The homeownership program will consist of "counseling" tailored to how to obtain financing and loan pre-approvals, among other things.

- xi. Question: Is there a program to help with credit repair?

Answer: FSS would be the department to start with as they typically provide third party resources.

Yolanda requested a reminder to send FSS information for home ownership information to all in attendance today.

Melissa Ortiz reminded the virtual attendees, David Zavala and Michelle Hambrick-Patterson to turn in their W9's. The W9's will be sent out to them. Stipend amounts are \$25 for the attendance of 1 meeting and \$50 for 2 meetings.

4. ADJOURNMENT

There being no further business to be considered by the RAB members and Fresno Housing staff, the meeting was adjourned at approximately 6:11p.m.

received July 28, 2023 through September 11, 2023

Method	Comment	FH Response
Exchange	<p>COMMENT (Received Online)</p> <p>Project Based Housing Choice Vouchers should be made available to non Fresno Housing affordable housing developments on a routine basis. Fresno Housing is effectively restricting new affordable housing to be built in the community by reserving project based vouchers for their own developments instead of collectively sharing this resource with other affordable housing organizations that serve very low income households in the community. PBVs were made available to homeless serving projects this past year, but more needs to be done by Fresno Housing in terms of partnering with other affordable housing providers to meet the needs of the community. There is a lot of affordable housing needs throughout the county and Fresno Housing can do more by sharing this resource, project based vouchers, with other affordable housing providers, particularly non profit affordable housing providers.</p>	<p>Applications are not restricted to FH developments. The Agency m awards in the future to meet. The current RFQ for Project-based v (PBVs) is now being solicited (April 21 - October 26, 2023 at 4:00 p documents can be located at Proposers can access the documents https://fresnohousing.org/partners/doing-business-with-fh/ The R make available up to 200 PBVs (with FH having the right to increas decrease the number of PBVs to be made available) Categories: (1 Replacement Homekey Program Units; (2) New Homekey Program the applicant requests or the Agency deems it appropriate to award under the HUD-Veterans Affairs Supportive Housing (HUD-VASH) p and the Agency approves the request (the Agency has the sole dis award or not award PBVs from their HUD-VASH voucher pool), the are subject to HUD'S regulation governing PBVS . . . and subject to VASH program guidance issued in the Federal Register on Septemb 2021.</p>
Exchange	<p>COMMENT (Received Online)</p> <p>They have provided some new property sites and managed to reopen the waiting list which since I have needed housing back in 2019 when the list was open, I was on that list and did not find housing because I do not make enough to qualify for any of the apartments in Fresno County nor can I afford anything new that is being built. Yes, the amount increased on the housing vouchers but not enough to qualify for anything due to the property managers raising the rents and qualifications of making three times the rent and no bad credit. I do not know any person that comes from the low-income bracket that is debt free or making more than 800 a month. How are we supposed to qualify for any housing when the odds are stacked against us from the beginning.</p>	<p>Within the voucher program, several policy changes have been im since 2019. As the commenter mentioned, the payment standard increased, however, all opportunities that were made available by utilized, which included taking advantage of COVID waivers and ap and receiving approval for more sustainable waivers that allow the standards to be set at a higher percentage than ever before. In ad two-hearts per bedroom voucher-issuance policy was also change bedroom for the head of household (and spouse/co-head, if any), bedroom for each two persons, thereafter.</p>

Exchange	<p>COMMENT (Received Online) lower the prices of houses</p>	<p>The comment is appreciated.</p>
Email	<p>COMMENT (Received by email) I Need Help Understanding These Plans.</p>	<p>Responded with a link to the drafts and public comment survey. A resident if they would like to set up a meeting to discuss proposed person.</p>
Email	<p>COMMENT (Received by email) Vouchers need to be increased due to the cost of living! You can't find a decent place! Sacramento has increased their vouchers and Fresno nee to consider!</p>	<p>Your comment has been received. Thank you.</p>
Email	<p>COMMENT (Received by email) I don't agree with any of it. It seem it's just a sneaky way to get people to lose their housing vouchers. Also to give a person a time limit on how long they can be on Section 8 is so unfair. I think things should be left the way they are and not force a person to participate in any program if they don't want. Maybe voluntary but not force a person or lose their voucher is wrong and will cause more homelessness then we already have. People should have their voucher and help for as long as they may need it especially with this inflation we can't afford to have more families to be homeless at all.</p>	<p>Thank you for your comment. There are no time limits as to how long someone can receive rental subsidy assistance, other than the requirement to meet initial and continued eligibility requirements and abiding by the rules as house rules, and family obligations, etc.</p>
Exchange	<p>COMMENT (Received Online) I feel that all the outdated units need to be made up to date we are living in different times. Swamp coolers do not provide the cool air they need to do most residents need to go and bye coolers to survive temperatures. We have weeks of non stop 3 digit heat. Also most Swamp coolers as I know don't even work and don't want to be fixed by apartment managers... they also take forever to fix anything. Those of us living in the low income units deserve to have livable units and safe ones. During covid the manager where I live just did the minimal to get me in... things were not ready.</p>	<p>The comment is appreciated. They can reach out to info@fresnohousing.org if they have specific questions.</p>

Exchange	<p>COMMENT (Received Online) What is the plan for the program and how much money is it going to change. It is already hard for families because some people won't take sec 8 because of people in the pass tearing up the property and people like me like that can't work for health reason and can't afford the high rent. I just don't understand how the rent keep doing up but nothing else is changing with it. I y'all have a job to do but what about people that needs this program to live and survive such as myself</p>	<p>The comment is appreciated. They can reach out to info@fresnoh if they have specific questions.</p>
Exchange	<p>COMMENT (Received Online) I have a few comments, but my main one is that tenants in the apartment do not know how to throw trash away instead they throw it in front my my apartment or patio door. 2. My car was broken into and stolen off the property and I was informed by the manager that there is nothing they can do nor is it there responsibility.</p>	<p>The comment is appreciated. They can reach out to info@fresnoh if they have specific questions.</p>
Exchange	<p>COMMENT (Received Online) Thank you please continue to help the people who really can't.</p>	<p>The comment is appreciated.</p>
Email	<p>COMMENT (Received by Email) We are in receipt of the below email and within the email it says the following: "Below, you will find the plan draft, and two summaries, one is a high-level overview of the changes, the other is a breakdown of each change, side by side, including the rationale for the proposed changes." However the attachment as per this section were not included as part of their email. Please for attachments as detailed in the email. Thank you.</p>	<p>Responded with a link to the drafts and public comment survey.</p>

Email	<p>COMMENT (Received by email) My name is Ke Shon Johnson, I am an HCV client on Esther Mendietta's case load. Recently I received notification that my rent would be raised in October. I would like to know exactly how the PHA modification will effect me as a client of the Fresno Housing Authority. At your earliest convenience, please respond with the requested information. Thank you for your time and consideration in this matter.</p>	<p>Responded with a link to the drafts and public comment survey. A resident if he would like to set up a meeting to discuss proposed changes person. Resident requested to meet</p>
Email	<p>COMMENT (Received by email) I'm still interested, but not sure where to start. Thank you Please if you can send mail all paperwork that would help? Thank you!</p>	<p>Responded with a link to the drafts and public comment survey. A resident if he would like to set up a meeting to discuss proposed changes person.</p>
Email	<p>COMMENT (Received by email) I read yr proposal I don't really understand all of them but there r some that sound great</p>	<p>Thank you for taking the time to review the proposed changes. If there is any item you would like further clarification on, please let me know and we can schedule an appointment to meet. Have a great day!</p>
Phone/VM	<p>COMMENT (Received by email) Received email. Unable to leave public comment. Does not understand process.</p>	<p>Spoke to resident. Advised her the public comment was not a requirement. She did not wish to leave one at this time.</p>
Phone/VM	<p>COMMENT (Received by email) Thank you for everything. I give you 5 stars</p>	<p>No further comment.</p>
Email	<p>COMMENT (Received by email) Have cameras up to see who is breaking in to our mailboxes or putting a gate up so Noone can just come on the apartment grounds</p>	<p>Your comment has been received. Thank you.</p>

Email	<p>COMMENT (Received by email)</p> <p>and you think I'm going to understand what it says here. this is more difficult to understand than the hieroglyphics found in the Egyptian pyramids. I have always said that things written like this in this way are written so that you do not understand them so that you remain equally or worse than confused, it is as if they were written by a political psychologist, a lawyer, a quantum professor, a mathematician, and artificial intelligence. as if all together together wrote this two or three times before publishing it. and in the end they can screw you and in the end you are left with what and when did this happen and in what way. I didn't understand but they screwed me.</p>	<p>Thank you. For your comment. It is understandable that reading the Plans can be difficult with the redline edits. The redline edits are to show the current Plan language and the new Plan language. This year has required PHAs to implement HOTMA policy into their Plan, making it difficult for you to receive at once. We understand. Staff are always happy to answer your specific questions.</p>
Email	<p>COMMENT (Received by email)</p> <p>Where is the link to draft and summaries? Only links to respond with comments.</p>	<p>Responded with a link to the drafts and public comment survey</p>
Exchange	<p>COMMENT (Received Online)</p> <p>Hello, I am very concerned about the new proposals, for next year 2024 where it is very possible or very probable that I will be affected. As a beneficiary of this government program (HOUSING AUTHORITY), as I have understood in the pdf that they sent, the proposals are very worrying, and of course very stressful, I imagine that all of us who received this information are now worried about what could happen, I express my concern because in these moments where the economy is already very difficult, with the inflation that is being experienced and with our children in university, it is complicated and worrying to think what will happen if that proposal affects me, as I would do to pay very high rents, I think it will be a very bad decision to make changes that affect so many people, that we are only fighting to survive and that even with this housing aid we barely have enough to live, now imagine that it is likely that we lose this help . . . I think it is truly worrying for many people, God willing that they look for other ways and improvements to help people but not to affect them, sincerely.</p>	<p>No contact information was provided, however, they can reach out to us at info@fresnohousing.org and someone will reply.</p>

Exchange	COMMENT (Received Online) Plans great, but need more feedback discussions on next September meeting . Thank	No contact information was provided, however, they can reach out to info@fresnohousing.org if they have questions in the future.
Exchange	COMMENT (Received Online) I don't have any comments	No contact information was provided, however, they can reach out to info@fresnohousing.org if they have questions in the future.
Exchange	COMMENT (Received Online) This is I live in the Sierra Plaza and I just want to know what is supposed to be happening in 2024 in regards to our housing this doesn't stipulate the out come at all.	The comment is appreciated. They can reach out to info@fresnohousing.org if they have specific questions.
Exchange	COMMENT (Received Online) Yes! I'm interested not sure where how to start.. thank you	The comment is appreciated. They can reach out to info@fresnohousing.org if they have specific questions.
Exchange	COMMENT (Received Online) I think it's a great idea to have some of these ideas for you to see if you wanted to do the same thing	The comment is appreciated. They can reach out to info@fresnohousing.org if they have specific questions.
Phone	COMMENT (Received by email) As far as the proposed changes, as long as they are in our best interest I am ok with them.	Received comment via phone. Advised resident to call back should further clarification on any item.
Exchange	COMMENT (Received Online) Fresno housing is great and helps a lot of people. I hope this new plan that's developing is gonna do the same as helping everyone that needs help.	The comment is appreciated. No contact information was provided they can reach out to info@fresnohousing.org if they have questions in the future.
Email/Phone	COMMENT (Received by email) My comment is will there be a program,brought back for homeownership for section 8 voucher holders? back in the plans? so we can purchase a home.	Spoke to resident. Advised the home ownership program will return in the future. Details to come
Exchange	COMMENT (Received Online) I think that you guys should do the calculations off of the net pay is instead of the girls some people make a lot of girls, but we do have to pay taxes. We do have to pay for people on welfare. We do have to pay for three retirement by the time I bring something home, it's not enough and then you guys go off of what we make gross wise instead of what we bring home, which is not right that's my opinion.	Staff must follow each program's rules for determining program eligibility when determining tenant rent portions. Depending on the program, those are governed at the State or Federal level. Gross income must be used for these determinations. Eligible deductions are applied to reduce gross income when determining tenant rent portions.

Phone	<p>COMMENT (Received voicemail) (Returned call) I think the program is great and I have no complaints. I follow the rules and keep my place clean.</p> <p>COMMENT (Received voicemail) I received an email from you regarding a meeting. I read the email but I am not interested because I am 77 years old.</p> <p>COMMENT (Staff Suggestion) Do we need to add request for verification of pregnancy in regards to Family with Minor children preference?</p>	<p>Received voicemail. Returned call.</p> <p>The comment is appreciated.</p> <p>The Family with Minor Children preference was added to the 2023 Administrative Plan. Verifying eligibility for this preference will be certification, or other documentation provided by the family.</p>
Email	<p>COMMENT (Received by email) Longer extension times to find places to Rent. With the prices of rental units going up with no rent caps people will need more time to find places.</p> <p>COMMENT (Received online) I applied this year for housing I was wondering. When exactly or how long until u guys do the lottery draft. For Fresno housing</p>	<p>Thanked client for the response</p> <p>Fresno Housing manages many interest lists, the largest being the Choice Voucher (HCV) Interest List. Selections from the HCV Interest List will be conducted when funding is available. Selections from other Interest Lists will be conducted as vacancies occur.</p> <p>The Fair Market Rents (FMRs) are set by HUD and used by PHAs to determine Payment Standards. Payment Standards are currently set at the level allowed by HUD. Payment Standards must also be set within the parameters of the programs' individual budget authorities.</p>
Exchange	<p>COMMENT (Received online) The zipcode based payment standards are completely out of touch with reality. There are so many BRAND NEW properties in the 93727 zip codes that are worth well over the limit Fresno Housing has calculated. That means many voucher holders are robbed of housing opportunities like myself. 93619 and 93727 are separated by a block. How is it possible that brand new homes in 93727 are valued by over \$1000 less than new homes one block north in 93619?</p>	

Email	COMMENT (Received by email) I just want to say this program saved my life.	Thanked client for the response
Exchange	COMMENT (Received online) I just want to say I am thankful for this program because it saved my life	The comment is appreciated.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Steven E. White, the Director of Public Works and Planning
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal year **2024** of the Housing Authority of Fresno County, CA is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

County of Fresno

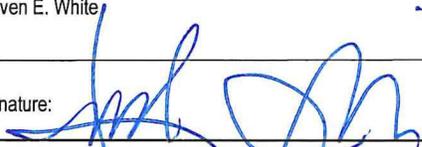
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The PHA Plan is consistent with Fresno County's Consolidated Plan, Specifically Sections NA-35 Public Housing, MA-25 Public and Assisted Housing and SP-50 Public Housing Accessibility and Involvement.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: Steven E. White	Title: County of Fresno Director of Public Works & Planning
Signature: 	Date: <u>10/4/2023</u>

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

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning January 1, 2024, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of Fresno County
PHA Name

CA028
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2024
 5-Year PHA Plan for Fiscal Years 20__ - 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

<p>Name of Executive Director – <u>Tyrone Roderick Williams</u></p>  <p>Signature <u>10.10.2023</u> Date</p>	<p>Name Board Chairman – <u>Cary Catalano</u></p>  <p>Signature <u>10-10-2023</u> Date</p>
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