



2025 Annual Plan-Draft

Housing Authority of Fresno County

CA028

Streamlined Annual PHA Plan (High Performer PHAs)	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	PHA Name: <u>Housing Authority of Fresno County</u> PHA Code: <u>CA028</u> PHA Type: ☒ High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/01/2025</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>5,845</u> Total Combined <u>6,317</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission 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. Public Document Location: https://fresnohousing.org/about-us/plans-policies/

☐ 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: Significant Amendment/Modification due to HOTMA final rule Notice PIH 2023-27 issued February 2, 2024, and HOTMA Federal Register issued May 7, 2024. (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). (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. See Attachment 2.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. See Attachment 3.
B.4.	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. See Attachment 3.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☒ (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☐ (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.

	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>
	Fair Housing Goal:
	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>

**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\(4\)\(c\)](#))

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

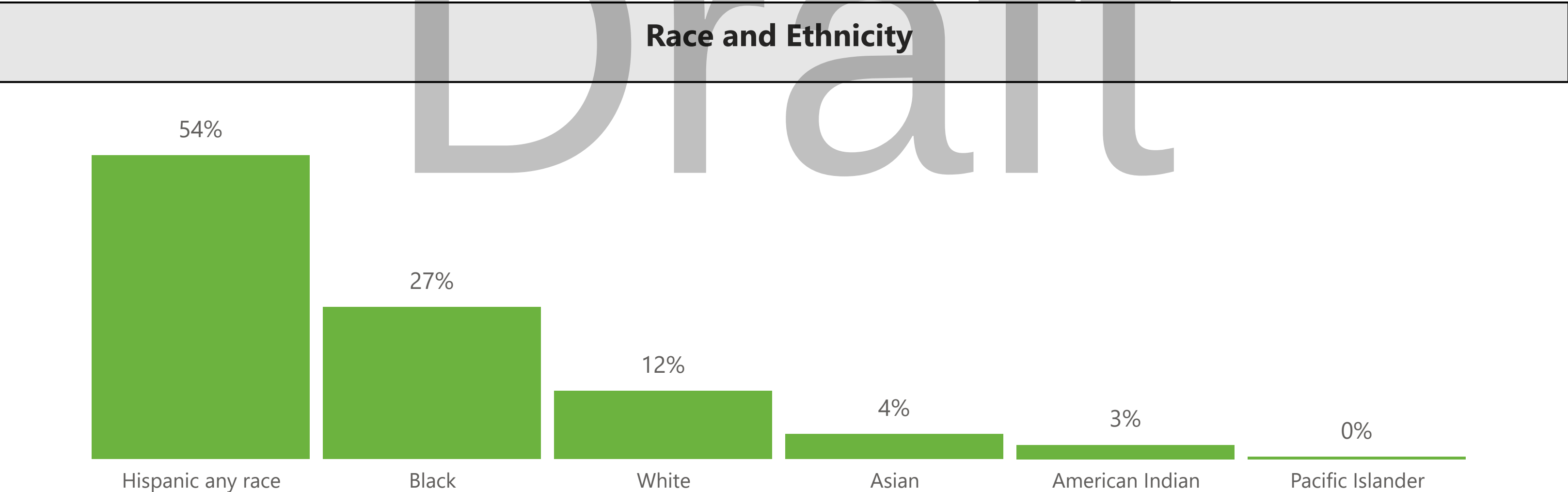
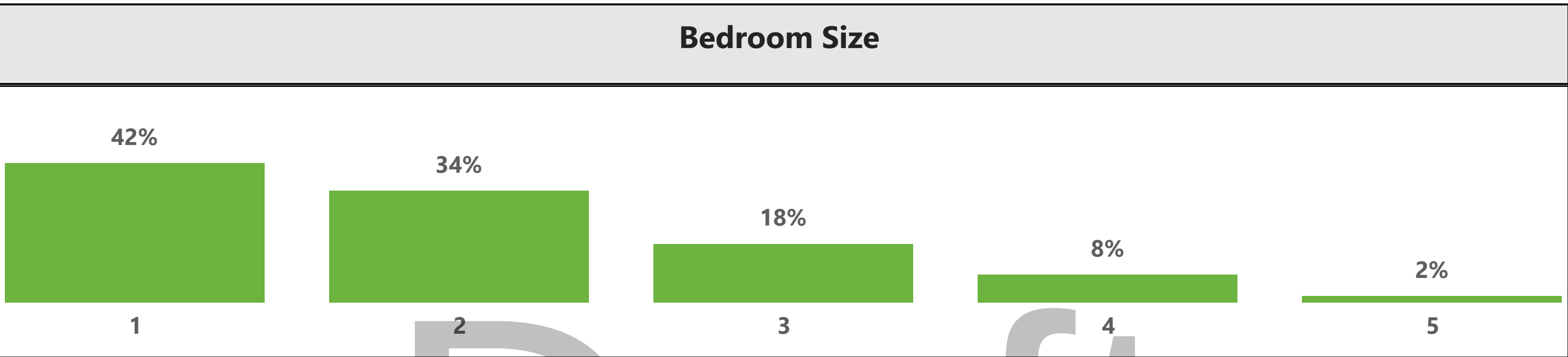
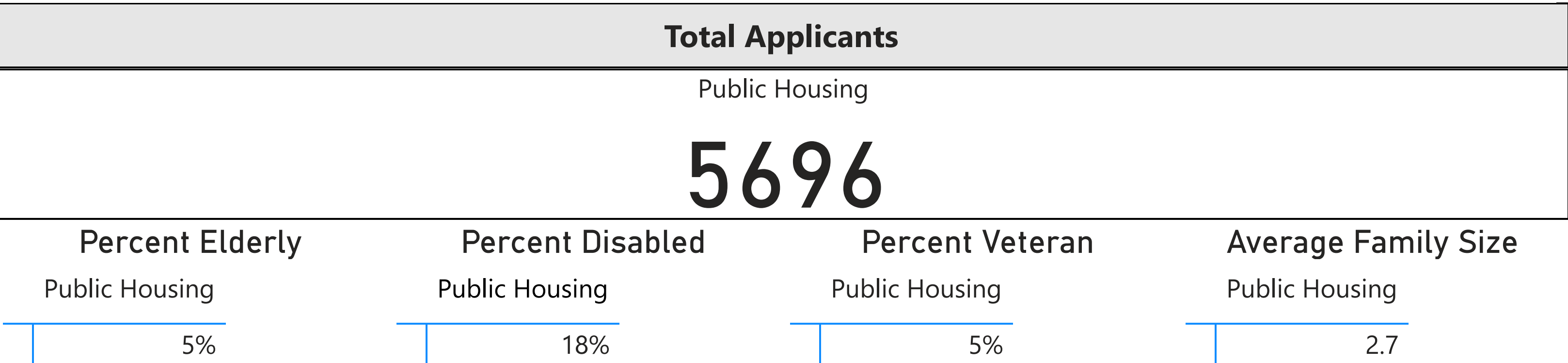
Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection 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 Public Housing Interest List - County of Fresno (CA024)

Updated: 7/2024

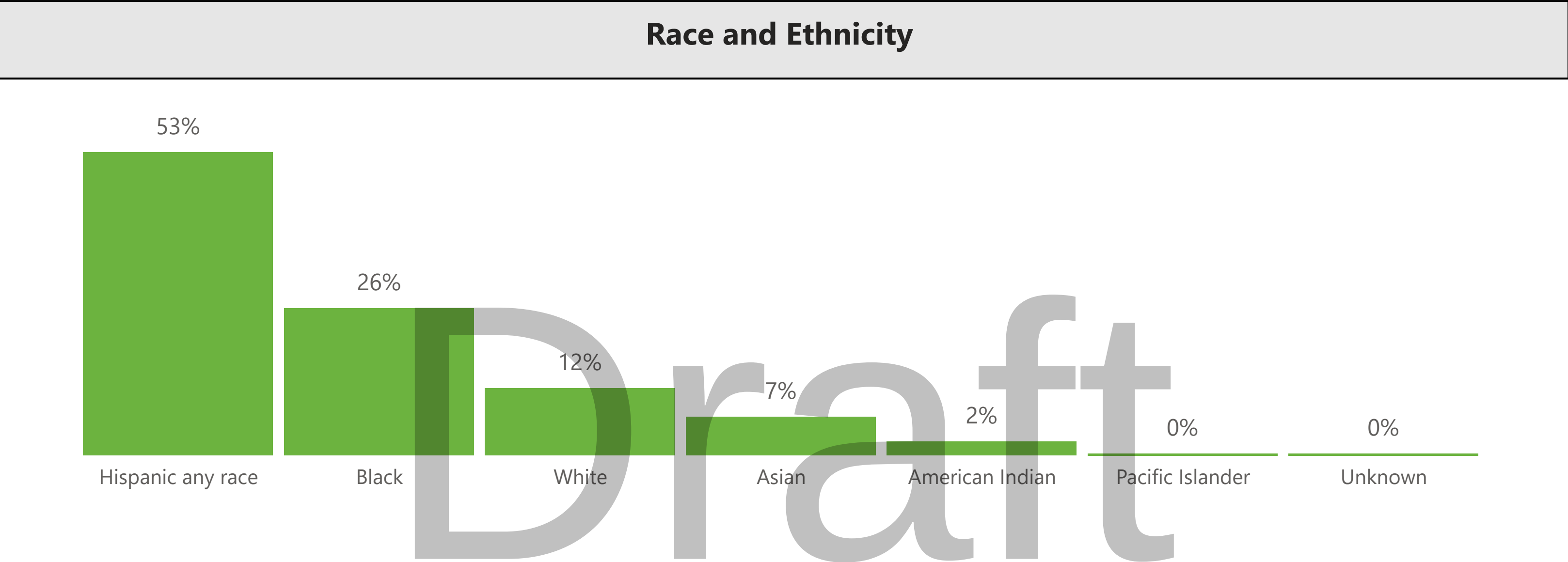
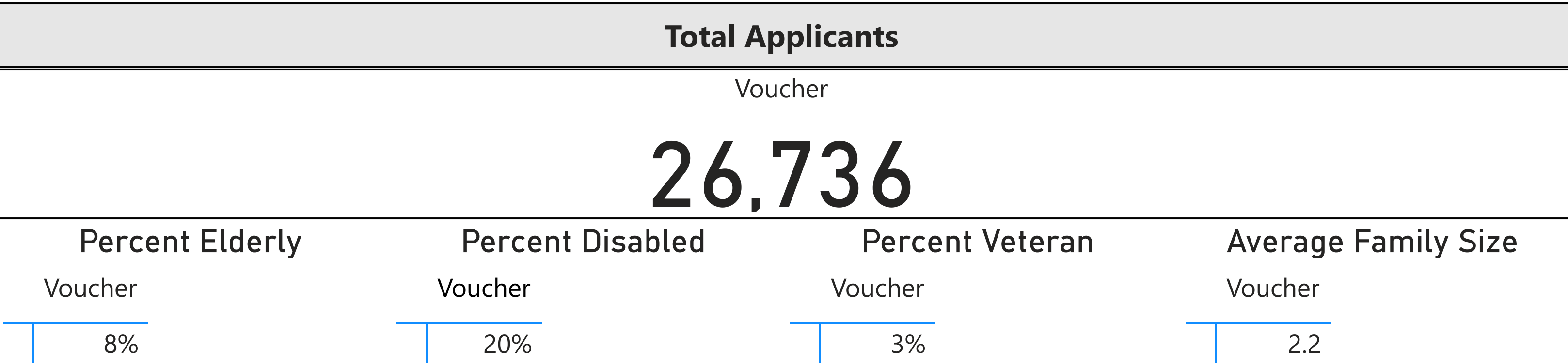


Family Size	Extremely Low	Very Low	Low	Above Income Limits
1	34%	52%	36%	44%
2	20%	24%	22%	20%
3	16%	14%	18%	16%
4	12%	9%	10%	9%
5	8%	1%	8%	6%
6	5%	1%	4%	2%
7	2%	0%	1%	3%
8+	2%		1%	1%

- 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.

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

Updated: 7/2024



Family Size	1 Extremely Low	2 Very Low	3 Low	4 Above Income Limits
1	47%	56%	42%	48%
2	19%	22%	22%	23%
3	14%	13%	17%	12%
4	10%	7%	9%	9%
5	6%	1%	6%	4%
6	3%	1%	2%	1%
7	1%	0%	1%	1%
8+	1%		0%	1%

- 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 2025 Admissions and Continued Occupancy Policy (ACOP)"

See attached "Proposed Summary of Changes 2025 Housing Choice Voucher (HCV) Administrative Plan"

Financial Resources:

CA028		
Sources	Estimated/Planned \$	Planned Uses
Public Housing Operating Fund	2,419,593	Operating Expense of Public Housing Units
Public Housing Capital Fund	1,674,770	70% Capital Needs; 20% AMP Operations; 10% Admin
HCV Tenant Based Housing Assistance Payments (HAP)	59,132,634	HCV HAP
HCV Admin Fees	5,311,427	HCV Program Administration Expenses
HCV Family Self Sufficiency Grant	66,837	HCV Family Self Sufficiency
Public Housing Dwelling Rents	2,201,978	Operating Expense of Public Housing Units
Resident Services	392,850	Resident Services for Assisted Families
Non-Federal Developer Fees	1,293,215	Non-Federal revenue earned from Development Activities to support activities not fully funded by other sources

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:

03/2025- Tax Credit Application
12/2025- Construction Start
02/2027- 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:

03/2025- Tax Credit Application
12/2025- Construction Start
12/2026- 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:

03/2025- Tax Credit Application
12/2025- Construction Start
02/2027- 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:

03/2025 Tax Credit Application
12/2025 Construction Start
03/2027 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:

03/2025 Tax Credit Application
12/2025 Construction Start
03/2027 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:

03/2025- Tax Credit Application
12/2025- Construction Start
03/2027- 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:

03/2025- Tax Credit Application
12/2025- Construction Start
03/2027- 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:

03/2025- Tax Credit Application
12/2025- Construction Start
03/2027- Construction Completion

Cordillera Commons Apartments Phase I

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:

03/2025- Tax Credit Application
12/2025- Construction Start
03/2027- 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:

03/2025- Tax Credit Application
12/2025- Construction Start
03/2027- 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:

07/2025- Tax Credit Application
06/2026 -Construction Start
09/2028- Construction Completion

Orange Cove Senior Housing Development

The proposed development is in the City of Firebaugh. HAFC's vision for the project consists of new construction of up to 40-50 affordable, very-low to low-income senior housing apartments that would be located above a commercial ground floor space. The project would have 1 manager's unit. This project may utilize up to fifty (50) project-based voucher or a RAD transfer of assistance.

Schedule:

07/2025- Tax Credit Application
06/2026 -Construction Start
09/2028- 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 (27 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.

2025 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 (44 Units)

Mendoza Terrace II (29 Units)

Firebaugh Elderly (30 Units)

Cardella Courts (32 Units)

County AMP 5

Cazares Terrace I (24 Units)

County AMP 6

Taylor Terrace (27 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 2025-2026 are broken down as follows:

2025 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 (44 Units)
Mendoza Terrace II (29 Units)
Firebaugh Elderly (30 Units)
Cardella Courts (32 Units)

County AMP 5

Cazares Terrace I (24 Units)

County AMP 6

Taylor Terrace (27 Units)
San Joaquin Apartments (20 Units)

County AMP 7

Granada Commons (16 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 \$1,609,512.

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 (44 Units)
Mendoza Terrace II (29 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 (27 Units)
San Joaquin Apartments (20 Units)
Cazares Terrace I (24 Units)

Schedule:

03/01/2025 & 07/01/2025 Tax Credit Applications
07/01/2025 & 10/01/2025 Tax Credit Award
12/01/2025 & 03/01/2026 Construction Starts
12/01/2026 & 03/01/2027 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:

03/2025 Tax Credit Application
12/2025 Construction Start
02/2027 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:

03/2025- Tax Credit Application
12/2025- Construction Start
03/2027- 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:

03/2025- Tax Credit Application
12/2025- Construction Start
03/2027- 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:

03/2025- Tax Credit Application
12/2025- Construction Start
03/2027- 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:

03/2025- Tax Credit Application
12/2025- Construction Start
03/2027- 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:

03/2025- Tax Credit Application
12/2025- Construction Start
03/2027- Construction Completion

Cordillera Commons Apartments Phase I

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:

03/2025- Tax Credit Application
12/2025- Construction Start
03/2027- 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:

07/2023- Tax Credit Application
06/2024- 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 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:

07/2025- Tax Credit Application

06/2026- Construction Start

09/2028- Construction Completion

Orange Cove Senior Housing Development

The proposed development is in the City of Firebaugh. HAFC's vision for the project consists of new construction of up to 40-50 affordable, very-low to low-income senior housing apartments that would be located above a commercial ground floor space. The project would have 1 manager's unit. This project may utilize up to fifty (50) project-based voucher or a RAD transfer of assistance.

Schedule:

07/2025- Tax Credit Application

06/2026 -Construction Start

09/2028- 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:

03/2025- Tax Credit Application

12/2025- Construction Start

03/2027- 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:

03/2025- Tax Credit Application

12/2025- Construction Start

03/2027- 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.

DRAFT

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 option; 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:

1. Created a robust, balanced pipeline for development activities that appropriately responds to the needs of the low-income residents of Fresno County. When evaluating development opportunities, factor the following Board priorities:
 - a. Mixed income and mixed use housing that promotes economically diverse neighborhoods and accommodates projected growth
 - b. A balance of new construction and renovation
 - c. Create community infrastructure, including community buildings, resource centers, and EnVision Centers if viable
 - d. Invest in existing and new neighborhoods
 - e. Rural communities, with limited economic catalysts

- f. Prudent, financial transactions that promote long-term financial stability for the Agency; including, but not limited to utilizing innovative tools that could include tax credits, opportunity zones, and new avenues for state funding
 - g. Collaboration with CDC's, non-profits, faith-based and other neighborhood groups
 - h. Require thoughtful design that encourages healthy living for families
 - i. Promote the reduction of water and energy consumption at properties
2. 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.

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

2023 Progress Update:

The Agency has been recognized by the U.S. Department of Housing and Urban Development (HUD) with the Choice Neighborhoods Planning Grant (CAN) for the Southwest Fresno area. The grant is being utilized to transform Southwest Fresno into mixed-income communities, featuring high-quality affordable housing, safe streets, and quality educational opportunities. In 2022 and 2023, the Agency concentrated on community activities related to the CAN. In 2024, a formal partnership was established with the City of Fresno. This partnership resulted in the creation of a collaborative CAN committee, where high-level city officials and the CEO of Fresno Housing, Tyrone Roderick Williams, work together to achieve the goals of the grant.

4. 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:

- Throughout the year, the Housing Choice Department of the Agency has organized numerous meets and greet sessions with landlords who are not yet part of our program. The aim of these sessions is to provide them with information on setting initial rents, selecting tenants, becoming a participating landlord, and addressing any concerns they may have about the voucher program. A significant part of these discussions also revolves around payment standards and determining reasonable rents.

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In addition to these sessions, we continue to engage with landlords on a one-on-one basis, investing in relationship building and leveraging partnerships to increase their involvement. We believe in designing for success and empowering landlords to become part of our community. We are on our way to sparking a change and igniting a new way of thinking about landlord participation.

5. 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:

Fresno Housing collaborated with our D.R.I.V.E partners for a large-scale 2023, event called, Just Action. Fresno Housing, Leadership Counsel for Justice and Accountability, Southwest Fresno Development Corporation, & Fresno DRIVE will be hosting JUST ACTION: A community convening highlighting how local community groups can begin to redress the wrongs of segregation. Just Action is a follow-up and outlines strategies for how to redress the segregationist practices outlined in The Color of Law. The event took place on May 30th, 2023 with hundreds of stakeholders involved who participated either in person or virtually.

6. 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 equity progress and outcomes to impact and support vibrant communities throughout Fresno County's **marketplace**.

2023 Progress Update:

In 2023, the Chief Diversity Officer collaborated with the newly appointed Chief Housing Choice Voucher Program Officer to increase outreach opportunities for potential interest lists and participants. This was in relation to the opening of the "wait/interest list" for the Housing Choice Voucher program. Through a collaborative effort with the HCV leadership team, we developed a

communication plan and conducted outreach, volunteer training, and engagement with both large and small CBOs and community partners. Our goal was to enhance the knowledge base surrounding the Voucher program.

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 2023, our Resident Empowerment Staff and Property Management leadership team shared monthly and quarterly updates with the community and board members around impacts programmatic efforts and improvements around programming engagement. Fresno Housing (FH) is committed to empowering residents to lead healthy, happy lives and thrive through educational and economic opportunities. Our work focuses on transforming communities by developing high-quality, affordable housing with enhanced services. We have broadened our impact in the housing development industry by preparing low-to-moderate income (LMI) individuals and families, including BIPOC, veterans, people with physical, mental or neurological disabilities, LGBTQ, and others, for homeownership.
- Historically, Fresno's low-income families have faced financial and systemic barriers to homeownership. These include limited access to financial resources such as down-payment assistance, escrow fees, and mortgage pre-approval, a lack of quality, affordable housing in redlined communities, and a lack of other supports. Our Pathways program aims to overcome these barriers by preparing a pipeline of LMI families, currently receiving housing assistance on HUD housing programs, to be mortgage-ready. The Pathways framework is designed to provide

a basic homeownership education and counseling curriculum, along with additional navigation and non-technical support services for LMI families.

- These services, aimed at increasing family success, include credit counseling, credit repair workshops, financial education, down payment assistance workshops and referrals, and the "Close the Gap" program. This program, in partnership with several banks, provides financial assistance for escrow and down payment costs. A housing navigator is also available to provide non-technical support, coaching, and relevant referrals up to post-home purchase. The success of the Pathways program is defined as an income-qualifying family (50%-80% AMI) becoming mortgage-ready. Pathways serves families in cohorts of no more than 30 individuals or families, providing customized case management services and referrals to track and ensure success.

Furthermore, Pathways to Homeownership serves as the pre-homeownership program for LMI families seeking to purchase one of the 33 single-family homes being developed in Southwest Fresno – Heritage Estates. Developed by Fresno Housing, Heritage Estates requires all families to receive HUD-approved homeownership education, with access to additional services as needed. To evaluate and measure the impact of this program, Fresno Housing, in collaboration with our partners, ensures that our assessments and evaluations are ongoing, thorough, and equitable. We use a variety of tools to measure, manage, and analyze baseline data collected from the "Interest List" phase. This data includes demographic information such as race, ethnicity, annual gross income, household size, age, primary language, accessibility needs, current housing type and status, and other critical information. Pilot programs are essential for the Fresno Housing leadership concerning our residents. One of the many pilots that we created in 2023, was a Resident Programming Board, specifically and smaller and engaged sites. Our goal and objective within these pilots were to increase resident participation and empower residents to steward their community events and help residents engage with other residents on a variety of topics related to health and wellness, education, workforce development, and community engagement. Fresno Housing continues to engage on regular safety updates, not only related to our Partnership with the Fresno Police Department, but also focusing on structural safety elements such as increased cameras, lighting, and regularly engaging in feedback with residents regarding safety initiatives.

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 December of 2023, two-hundred and six (206) households have been successfully leased up utilizing VIP funds, ninety-nine (99) new units comprised of single-family and multi-family units have been added and thirteen (41) 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 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.

2022 Progress Update

- The strategic planning process was a joint endeavor involving several organizations, including the FH, Faith in the Valley, Radical Possibilities CoLab, the Central Valley Housing Data Repository at Fresno State, and UC Merced's HOPE Lab. This was not a superficial collaboration, but a profound

one that began with the creation of an ad hoc team and extended to partnerships with both institutional and grassroots community-based organizations.

- Our approach was comprehensive and robust, involving a series of highly interactive participatory workshops, or gallery walks, held during evenings and weekends. This was done to ensure maximum participation from Fresno Housing stakeholders and to guarantee that a diverse range of voices were heard and considered. We organized 12 gallery walks across five cities in Fresno County, engaging 1500 stakeholders and receiving nearly 2000 individual comments and pieces of feedback.
- These gallery walks were conducted in both English and Spanish to ensure inclusivity across ethnicity, gender, age, ability, and family status. In addition to these walks, FH utilized Thought Exchange to gather thousands of inputs. Our guiding question throughout this process was: How can we engage with Fresno Housing stakeholders in an equitable, fun, meaningful, and impactful way?
- Our guiding principles served as our North Star, directing how we interacted with each other and with stakeholders during the data collection, analysis, and action planning phases. Each gallery walk was a two-hour event held in the evening or on the weekend. Posters were available in digital format in both English and Spanish to accommodate monolingual English or Spanish speakers, and bilingual facilitators were present at all gallery walks.

Our primary research question was: What do Fresno Housing stakeholders, including existing and prospective residents/participants, staff, board members, and community partners, want to see the Fresno Housing Agency prioritize over the next 5+ years? We conducted a three-day participatory data analysis process, which provided a significant opportunity for inclusive and transparent data interpretation. This process helped us identify relevant and contextually informed themes that we could transform into strategic priorities, objectives, and action steps.

3. 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, developed our 2nd annual 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. The Office of Communications has developed a robust outreach and marketing

framework to better reach our community partners, families, residents, and additional stakeholders.

4. 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, Fresno Housing welcomed a new Communications Manager and inaugurated a revamped Communications office. One of their first major projects was a comprehensive overhaul of our website, one of our most influential communication tools. They focused on enhancing both the large-scale design and the messaging delivery system. The improvements were based on a communication framework that prioritized accessibility and engagement with specific information.

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:

- Through our innovative software, Apricot, and specialized data dashboards, we are now able to gather detailed statistics regarding participation in large programs and events. We also monitor the frequency of lobby visits to gain a deeper understanding of the needs of the community, families, and participants utilizing our services.

Furthermore, we have initiated the tracking of our involvement and engagement in external community events. This allows us to better comprehend our impact and to measure where our time and resources are being allocated.

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

2023 Progress Update:

- Fresno Housing is actively pursuing a revitalized collaboration with the Fresno Unified School District partners. Our primary focus is to gain a deeper understanding of how to cater to the needs of Fresno Housing residents and FUSD students who are part of our family units and household heads. We are currently examining a comprehensive and recently established data sharing agreement, with the aspiration to have this agreement operational within the next year.

We are hopeful that this partnership will ignite a spark within our community, designing a path for success for our residents. We believe it's time to take off the table any barriers that may hinder progress and set our residents on their way to reach their aspirational goals. Our focus is on empowering families, providing them with a sense of home and hope.

3. Engage the community and other key agencies in discussions to facilitate quality planning for the Southwest Fresno community.

2023 Progress Update:

- Fresno Housing has embarked on a significant project known as West Fresno CAN. This project is a testament to the vision, lived-experience, and dedication of hundreds of voices, all centered around three overarching goals: creating a connected, vibrant, safe neighborhood for all; ensuring residents are healthy, happy, and thriving; and leveraging community partnerships, assets, and momentum.
- The next steps for this project are multifaceted and require a collaborative effort. The first step is to adopt the West Fresno CAN Plan, followed by providing a letter of support for the section 18 disposition of public housing sites such as Sierra Plaza, Sierra Terrace, Desoto Gardens I & II, and Fairview Heights.
- Fresno Housing also seeks to be a co-applicant for the Choice Neighborhood (CN) Implementation Grant and pledges CDBG funding in support of the application, a mandatory requirement of the grant. The organization is committed to funding administrative support for the assessment, remediation, and cleanup of Hyde Park, and targeting CDGB funding to homeowners and business owners for façade improvements within the CAN boundary.
- Investing in targeted Homeownership Counseling Programs is also a priority, to ensure interested neighborhood and public housing residents are prioritized for new units in the pipeline. The implementation of the housing component of the plan is estimated to cost well over \$230M, and Fresno Housing is seeking commitment from The City of Fresno for this funding, which will be needed over a span of 6+ years.
- Other steps include identifying funding for associated infrastructure costs, estimated at \$3M, committing funding and resources to the Transit Hub at Triangle, and completing improvements on California Avenue. Fresno Housing also plans to enforce antidumping and community cleanup measures, confirm the approval of the Airport land use master plan by the FAA, and commit to the Choice Neighborhood Application.
- The organization also seeks support for zoning changes, approval of the Airport Overlay Master Plan, and funding for Hyde Park Cleanup, existing homeowners, and infrastructure, residential construction, and neighborhood improvements. Identifying key leads at the City and the Mayor's

office and planning a visit to Sacramento to see the impact of Choice Neighborhood investments are also part of the next steps.

4. Fresno Housing believes that housing is more than just a structure, it's more than just building bricks & mortar. It's about designing for success, sparking hope, and igniting a better way for families. It's about opening doors to opportunity, empowering residents, and helping them thrive. It's about creating a future where everyone can dream again and move forward with hope. 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:

- In 2022, the executives at Fresno Housing identified a need for additional financial resources to support resident programs. They embarked on a strategic planning process, guided by principles of diversity, equity, and inclusion, with the aim of enhancing resident economic mobility. In April 2023, Fresno Housing collaborated with a consulting team led by Walker Community Ventures, LLC, which included The Rios Company, Joint Opportunities, and YTR Consulting, to execute the strategic planning process.
- Fresno Housing demonstrated an unprecedented level of commitment to reimagining, rebranding, and relaunching the Foundation to better serve its residents. Over a period of 10 months, the staff and consulting team met weekly to undertake the challenging tasks of reorganization, planning, research, needs analysis, data collection, and the development of new strategic goals. This was all accomplished while maintaining their regular job responsibilities. This process led to a deeper understanding of the tasks that need to be accomplished in the coming years to sustain the momentum.
- Stakeholders involved in this process included the Board of Directors for Beyond Housing Foundation, the Fresno Housing Board of Commissioners, executive and senior leadership, staff from various divisions, residents, community education and workforce-related organization partners, and funders. The consistent and inspiring support for this initiative has fostered a sense of hope and expectation among all stakeholder groups, who are eager to collaborate and shape a better future.
- The planning team reviewed documents, drafted policies and procedures, interviewed board members and staff, researched best practices, conducted a community needs assessment, and held focus groups with unemployed residents or those seeking new jobs. They also interviewed funders to assess awareness and eligibility.

The team scrutinized the operations and functions of the Resident Empowerment Department, which currently coordinates services but does not provide direct services to residents. Furthermore, the planning team explored the concept, definition, and history of the Agency's family self-sufficiency program. They compared it to other FSS programs, considered national models, evaluated challenges with the current program, and proposed strategies for revitalizing the program and supporting its goals to reduce dependence on welfare assistance and rental subsidies.

Additional outcomes have been hiring an Executive Director for the Foundation, rebranding the former, EdCorp name which is now the "Beyond Housing Foundation", and recruiting new and diverse foundation board members.

5. Articulate intentional Partnership engagement opportunities.

2023 Progress Update:

- In Autumn 2023, Fresno Housing made a historic stride by initiating and hosting its inaugural Partnership Convening conference. This event brought together a diverse array of external agency partners, including the Fresno Unified School District, the City Mayor of Sanger, Every Neighborhood Partnership, The Children's Movement Advocacy Group, and over 50 other organizations, community-based groups, and non-profits.
- The conference was a testament to the relentless efforts of the Fresno Housing staff and leadership in making a significant difference in the realm of affordable housing. Our mission is not only to expand housing options but also to create opportunities for residents and enhance their quality of life.
- As we continue to evolve and adapt to the changing landscape of affordable housing in Fresno, we are committed to improving the lives of our families and communities. This conference was an invitation to our trusted partners to engage with our leadership team and help us identify key priorities for our collaborative work.
- The objectives of the meeting were to strengthen partnerships, share best practices, address housing availability, and develop a shared vision. We aimed to gain a clear understanding of each other's goals, objectives, and priorities, and to devise actionable strategies for building relationships to further community impact. We also sought a commitment to ongoing collaboration and communication to better serve our community.

- The conference was a spark that ignited a new era of collaboration and partnership. It was an intervention that opened up another way to address the challenges faced by our rural residents, who often feel isolated from urban resources. We discussed potential initiatives and areas of opportunities to collaborate.

The Partnership Convening was a pivotal moment in Fresno Housing's history, marking the beginning of a journey towards a better future. It was a testament to our commitment to opening up new opportunities, igniting hope, and helping our communities thrive. We look forward to continuing this journey with our partners, as we work together to build a brighter future for Fresno.

6. Work to develop additional partnerships that prioritize positive health outcomes for residents.
2023 Progress Update
 - In 2023, Fresno Housing hired a VISTA intern for our American Heart Association program to help educate and engage with residents of all ages concerning heart and health related measures.

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

2023 Progress Update:

Our CEO and Executive Team serves in variety of roles related to anti-displacement for the community. In 2023, our Property Management leadership worked to analysis date around displacements and continues to remain a high priority for the agency.

8. 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 Homelessness initiatives Department are still key leaders and partners in the community on addressing these issues.

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 06/03/2024

Approved By: GREENE, TODD

Part I: Summary						
PHA Name : Housing Authority of Fresno County		Locality (City/County & State)				
PHA Number: CA028		☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	AUTHORITY-WIDE	\$744,341.00	\$745,420.00	\$745,420.00	\$745,420.00	\$745,420.00
	PINEDALE COMPLEX (CA028000001)	\$200,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
	SANGER ELDERLY/WEDGEWOOD (CA028000002)	\$72,000.00	\$153,000.00	\$153,000.00	\$153,000.00	\$153,000.00
	PARLIER COMPLEX (CA028000003)	\$124,515.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
	MENDOZA TERRACE-FIREBAUGH (CA028000004)	\$370,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00
	MENDOTA SCATTERED SITES (CA028000005)	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
	CAZARES TERRACE-HURON (CA028000006)	\$300,000.00	\$277,632.00	\$277,632.00	\$277,632.00	\$277,632.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$744,341.00
ID0204	Operations(Operations (1406))	Operations		\$372,171.00
ID0205	Management Improvements(Management Improvement (1408)-Staff Training)	Management Improvements		\$186,085.00
ID0206	Administration(Administration (1410)-Other)	Administration		\$186,085.00
	PINEDALE COMPLEX (CA028000001)			\$200,000.00
ID0207	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$200,000.00
	SANGER ELDERLY/WEDGEWOOD (CA028000002)			\$72,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0208	Camera(Non-Dwelling Interior (1480)-Security)	Camera		\$7,000.00
ID0281	Asphalt(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Repair Seal/Stripe		\$40,000.00
ID0282	Wrought Iron (Non-Dwelling Site Work (1480)-Fence Painting)	Wrought Iron repair and paint		\$25,000.00
	PARLIER COMPLEX (CA028000003)			\$124,515.00
ID0209	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$50,000.00
ID0284	Lighting(Non-Dwelling Site Work (1480)-Lighting)	Lighting		\$25,000.00
ID0285	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Roof Replacement		\$44,515.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0286	Camera(Non-Dwelling Interior (1480)-Security)	Camera		\$5,000.00
	MENDOZA TERRACE-FIREBAUGH (CA028000004)			\$370,000.00
ID0210	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$100,000.00
ID0213	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		\$220,000.00
ID0283	Playground(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Addition		\$50,000.00
	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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CAZARES TERRACE-HURON (CA028000006)			\$300,000.00
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		\$150,000.00
	Subtotal of Estimated Cost			\$1,860,856.00

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Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$745,420.00
ID0217	Operations(Operations (1406))	Operations		\$335,210.00
ID0218	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		\$167,605.00
ID0219	Administration(Administration (1410)-Other)	Administration		\$167,605.00
ID0229	Fees & Costs(Contract Administration (1480)-Other)	Fees & Costs		\$75,000.00
	PINEDALE COMPLEX (CA028000001)			\$100,000.00
ID0220	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$100,000.00

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Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SANGER ELDERLY/WEDGEWOOD (CA028000002)			\$153,000.00
ID0221	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$25,000.00
ID0226	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		\$128,000.00
	PARLIER COMPLEX (CA028000003)			\$50,000.00
ID0222	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$50,000.00
	MENDOZA TERRACE-FIREBAUGH (CA028000004)			\$300,000.00
ID0223	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0227	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		\$200,000.00
	MENDOTA SCATTERED SITES (CA028000005)			\$50,000.00
ID0224	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$50,000.00
	CAZARES TERRACE-HURON (CA028000006)			\$277,632.00
ID0225	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$150,000.00
ID0228	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		\$127,632.00
	Subtotal of Estimated Cost			\$1,676,052.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$745,420.00
ID0230	Operations(Operations (1406))	Operations		\$335,210.00
ID0231	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		\$167,605.00
ID0232	Administration(Administration (1410)-Other)	Administration		\$167,605.00
ID0242	Fees & Costs(Contract Administration (1480)-Other)	Fees & Costs		\$75,000.00
	PINEDALE COMPLEX (CA028000001)			\$100,000.00
ID0233	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$100,000.00

Interior (1480)-Appliances)	Appliance Replacement
ing Site Work (1480)-Landscape)	Tree Trimming and Removal

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0240	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		\$200,000.00
	MENDOTA SCATTERED SITES (CA028000005)			\$50,000.00
ID0237	Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$50,000.00
	CAZARES TERRACE-HURON (CA028000006)			\$277,632.00
ID0238	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$150,000.00
ID0241	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		\$127,632.00
	Subtotal of Estimated Cost			\$1,676,052.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$745,420.00
ID0255	Operations(Operations (1406))	Operations		\$335,210.00
ID0256	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		\$167,605.00
ID0257	Administration(Administration (1410)-Other)	Administration		\$167,605.00
ID0267	Fees & Costs(Contract Administration (1480)-Other)	Fees & Costs		\$75,000.00
	PINEDALE COMPLEX (CA028000001)			\$100,000.00
ID0258	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$100,000.00

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Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SANGER ELDERLY/WEDGEWOOD (CA028000002)			\$153,000.00
ID0259	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$25,000.00
ID0264	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		\$128,000.00
	PARLIER COMPLEX (CA028000003)			\$50,000.00
ID0260	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$50,000.00
	MENDOZA TERRACE-FIREBAUGH (CA028000004)			\$300,000.00
ID0261	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0265	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		\$200,000.00
	MENDOTA SCATTERED SITES (CA028000005)			\$50,000.00
ID0262	Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$50,000.00
	CAZARES TERRACE-HURON (CA028000006)			\$277,632.00
ID0263	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$150,000.00
ID0266	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

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$745,420.00
ID0268	Operations(Operations (1406))	Operations		\$335,210.00
ID0269	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		\$167,605.00
ID0270	Administration(Administration (1410)-Other)	Administration		\$167,605.00
ID0280	Fees & Costs(Contract Administration (1480)-Other)	Fees & Costs		\$75,000.00
	PINEDALE COMPLEX (CA028000001)			\$100,000.00
ID0271	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SANGER ELDERLY/WEDGEWOOD (CA028000002)			\$153,000.00
ID0272	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$25,000.00
ID0277	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		\$128,000.00
	PARLIER COMPLEX (CA028000003)			\$50,000.00
ID0273	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$50,000.00
	MENDOZA TERRACE-FIREBAUGH (CA028000004)			\$300,000.00
ID0274	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$100,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0278	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		\$200,000.00
	MENDOTA SCATTERED SITES (CA028000005)			\$50,000.00
ID0275	Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$50,000.00
	CAZARES TERRACE-HURON (CA028000006)			\$277,632.00
ID0276	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$150,000.00
ID0279	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		\$127,632.00
	Subtotal of Estimated Cost			\$1,676,052.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$372,171.00
Management Improvements(Management Improvement (1408)-Staff Training)	\$186,085.00
Administration(Administration (1410)-Other)	\$186,085.00
Subtotal of Estimated Cost	\$744,341.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2025
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
Administration(Administration (1410)-Other)	\$167,605.00
Fees & Costs(Contract Administration (1480)-Other)	\$75,000.00
Subtotal of Estimated Cost	\$745,420.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2026
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
Administration(Administration (1410)-Other)	\$167,605.00
Fees & Costs(Contract Administration (1480)-Other)	\$75,000.00
Subtotal of Estimated Cost	\$745,420.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2027
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
Administration(Administration (1410)-Other)	\$167,605.00
Fees & Costs(Contract Administration (1480)-Other)	\$75,000.00
Subtotal of Estimated Cost	\$745,420.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2028
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
Administration(Administration (1410)-Other)	\$167,605.00
Fees & Costs(Contract Administration (1480)-Other)	\$75,000.00
Subtotal of Estimated Cost	\$745,420.00