



# 2024 Annual Plan - DRAFT

Housing Authority of Fresno County

CA028

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

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

**Definitions.**

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

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

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

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

**B. Plan Elements**

**B.1 Revision of Existing PHA Plan Elements.**

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

Y N

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

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

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

**See Attachment 1.**

**B.2 New Activities.**

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

Y N

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

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

C.2	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>	
C.3	<p><b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p><a href="#">Form 50077-ST-HCV-HP</a>, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>	
C.4	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y    N  <input type="checkbox"/>   <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>	
<p><b>D. Affirmatively Furthering Fair Housing (AFFH).</b></p>		
D.1	<p><b>Affirmatively Furthering Fair Housing.</b></p> <p><b>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</b></p> <table border="1" data-bbox="180 1740 1455 1776"> <tr> <td data-bbox="180 1740 1455 1776">Fair Housing Goal:</td> </tr> </table>	Fair Housing Goal:
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*Describe fair housing strategies and actions to achieve the goal*

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

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

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

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

**B. Plan Elements.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

**HOPE VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6](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](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](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 of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

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

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

## **D. Affirmatively Furthering Fair Housing.**

### **D.1 Affirmatively Furthering Fair Housing.**

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

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

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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**

DRAFT

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

DRAFT

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

Updated: 7/2023

## Total Applicants

Voucher

# 30,894

### Percent Elderly

Voucher

8%

### Percent Disabled

Voucher

19%

### Percent Veteran

Voucher

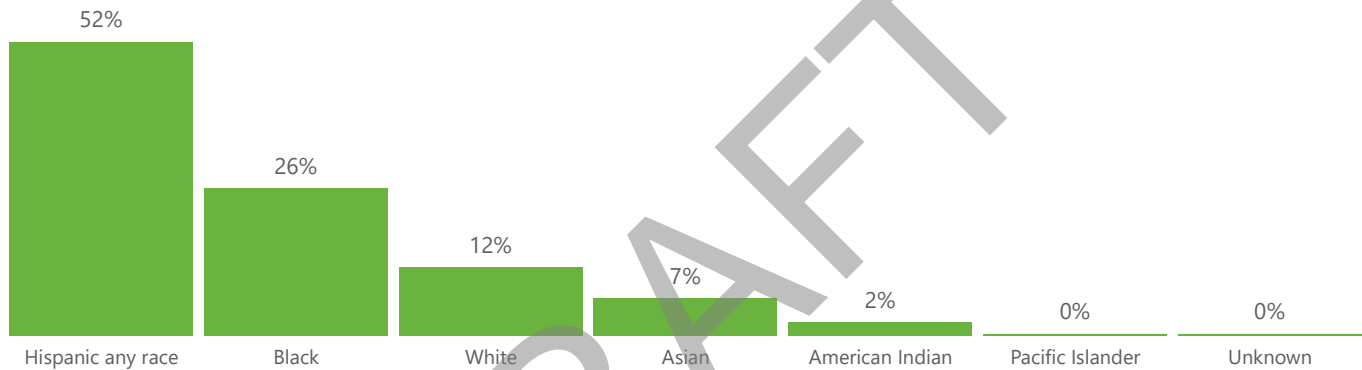
3%

### Average Family Size

Voucher

2.1

## Race and Ethnicity



### Family Size

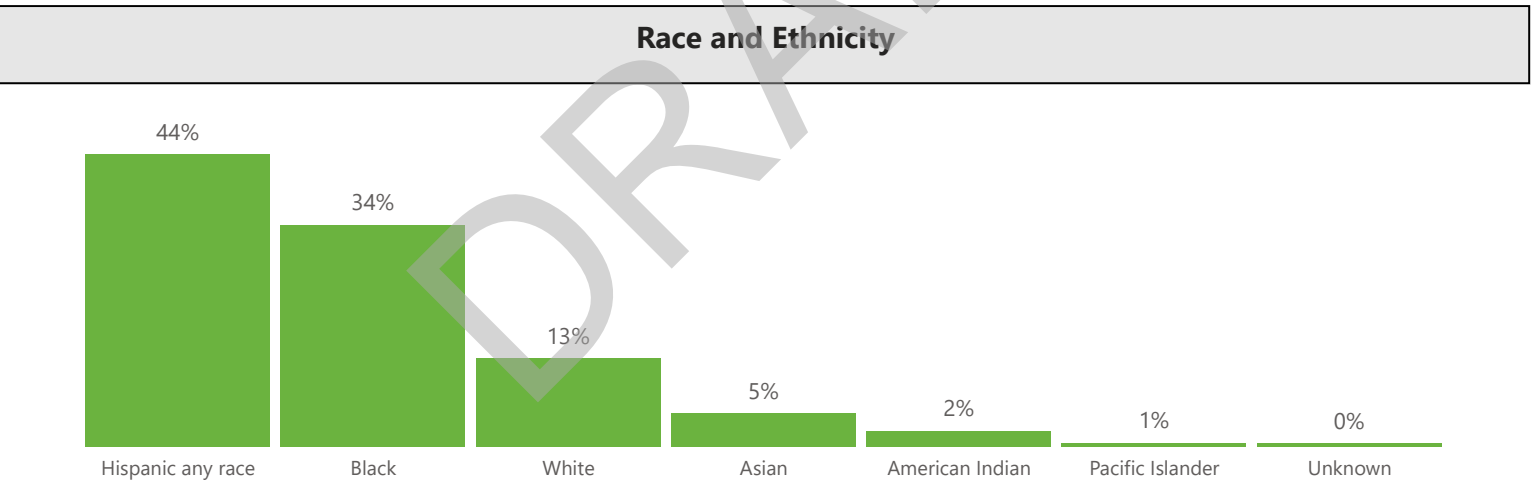
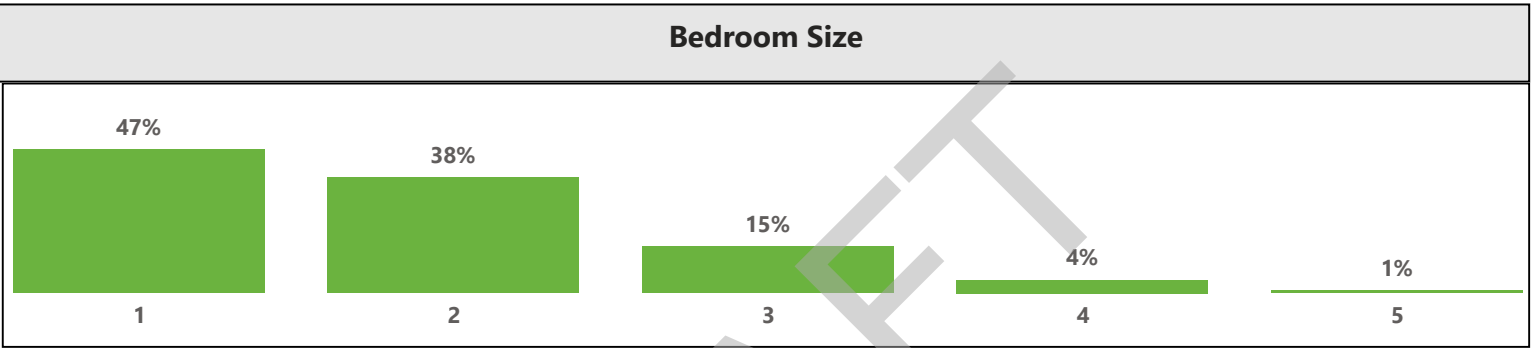
Family Size	1 Extremely Low	2 Very Low	3 Low	4 Above Income Limits
1	49%	57%	44%	49%
2	19%	22%	22%	23%
3	13%	12%	16%	13%
4	9%	7%	9%	8%
5	5%	1%	5%	4%
6	2%	1%	2%	2%
7	1%	0%	1%	1%
8+	1%		0%	0%

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

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

Updated: 7/2023

Total Applicants	
Public Housing	
<b>20287</b>	



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

**Notes:**

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

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## 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 2023 Admissions and Continued Occupancy Policy (ACOP)"

See attached "Proposed Summary of Changes 2023 Housing Choice Voucher (HCV) Administrative Plan"



**Financial Resources:**

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

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### **Homeownership Program:**

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

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

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

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

## Attachment 2 – New Activities

### Mixed Finance Modernization or Development

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

#### Marcelli Terrace

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

#### Schedule:

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

#### Caruthers Commons

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

#### Schedule:

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

#### Firebaugh RAD

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

#### Schedule:

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

Del Rey Family Housing

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

Schedule:

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

Pinedale RAD

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

Schedule:

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

Kingsburg Development

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

Schedule:

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

Selma Development

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

Schedule:

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

DeSoto Gardens RAD

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

Schedule:

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

San Joaquin Commons Apartments

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

Schedule:

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

Parkside Huron

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

Schedule:

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

Firebaugh La Joya Commons

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

Schedule:

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

Firebaugh La Joya Commons Phase II

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

Schedule:

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

Citrus Gardens Orange Cove

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

Schedule:

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

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

*County AMP 2*

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

*County AMP 3*

Sunset Terrace I (20 Units)

*County AMP 5*

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

*County AMP 6*

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

## Demolition and/or Disposition

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

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

### 2024 Potential Applications:

#### *County AMP 1*

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

#### *County AMP 2*

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

#### *County AMP 3*

Sunset Terrace I (20 Units)

#### *County AMP 4*

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

#### *County AMP 5*

Cazares Terrace I (24 Units)

#### *County AMP 6*

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

Homes under Homeownership Opportunities Program:

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

**Conversion of Public Housing to Project-Based Assistance under RAD**

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

2024 Potential Funding Applications:

*County AMP 1*

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

*County AMP 2*

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

*County AMP 3*

Sunset Terrace I (20 Units)

*County AMP 4*

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

*County AMP 5*

Cazares Terrace I (24 Units)

*County AMP 6*

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

*County AMP 7*

Granada Commons (8 Units)



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **Non-Smoking Policy**

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

#### **Project-Based Vouchers**

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

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

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

*County AMP 1*

Pinedale Apartments I & II (57 Units)

Desoto Gardens (40 Units)

Marcelli Terrace (24 Units)

*County AMP 2*

Del Rey Complex (30 Units)

Laton Apartments (20 Units)

*County AMP 3*

Sunset Terrace I (20 Units)

*County AMP 4*

Mendoza Terrace (50 Units)

Mendoza Terrace II (40 Units)

Firebaugh Elderly (30 Units)

Cardella Courts (32 Units)

*County AMP 5*

Helsem Terrace (40 Units)

Biola Apartments (12 Units)

*County AMP 6*

Taylor Terrace (28 Units)

San Joaquin Apartments (20 Units)

Cazares Terrace I (24 Units)

Schedule:

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

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

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

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

Marcelli Terrace

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

Schedule:

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

Firebaugh RAD

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

Schedule:

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

Del Rey Family Housing

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

Schedule:

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

Parkside Huron

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

Schedule:

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

Pinedale RAD

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

Schedule:

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

DeSoto Gardens RAD

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

Schedule:

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

San Joaquin Commons Apartments

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

Schedule:

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

Firebaugh La Joya Commons Phase I

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

Schedule:

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

Firebaugh La Joya Commons Phase II

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

Schedule:

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

Citrus Gardens Orange Cove

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

Schedule:

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

Kingsburg Development

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

Schedule:

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

Selma Development

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

Schedule:

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

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

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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.

#### 2022 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.

**2022 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, 298 Emergency Housing Vouchers – an HCV program specifically for those experiencing homelessness through leadership within the Fresno Madera Continuum of Care – a Consortium of agencies and advocates concerned with homelessness.

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

**2022 Progress Update:**

The Agency was awarded the U.S. Department of Housing and Urban Development's (HUD) Choice Neighborhoods Planning Grant for the area of Southwest Fresno and are utilizing the funds to help transform Southwest Fresno into mixed-income communities with high quality affordable housing, safe streets, and quality educational opportunities.

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.

**2022 Progress Update:**

The Agency's Housing Choice Department has held several meet and greets with non-participating owners/landlords throughout the year to educate them on establishing initial rents, tenant selection, how to become participating landlord, and addressing their concerns regarding the voucher program. Much of the discussion also involved payment standards and determining reasonable rents. The Agency was approved to use waivers through the end of 2023 that will allow payment standards to be set at 120% of FMR, and to apply the most current payment standard at any time, rather than applying the most current payment standards at the next scheduled annual

reexamination. In addition, SAFMRs have been established in sixteen (16) zip code areas. Ninety-eight new landlords are now accepting vouchers since the implementation of SAFMRs beginning October 1, 2022.

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.

**2022 Progress Update:**

The new C.E.O., Tyrone Roderick Williams, now serves on D.R.I.V.E.'s executive committee. As a member of the committee, Mr. Williams has been a part of an initiative to expand the membership of the community to foster participation for those who have lived experiences and are frontline community members most impacted by economic inequities and racial disparities. Our agency was a part of a recruitment process to engage with our residents to be a part of the executive committee. We were thrilled to not only be a part of the expansion of the committee to advocate for those with lived experiences from often marginalized communities who also have barriers in permanent housing. We assisted in the recruitment of 21 additional members of the executive team who were advocates and those with lived experience.

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**.

**2022 Progress Update:**

The Agency adopted the Diversity, Equity, and Inclusion Strategic Plan in January of 2021 after a complete DEI assessment, which consisted of meeting with a broad spectrum of focus groups. The board approved the job description for the Chief of Diversity, Equity, and Inclusion (DEI) in April 2021. From a Board level, the Chief Diversity Officer hosted the first Diversity, Equity, and

Inclusion public and community workshop. This workshop detailed the strategic direction and framework of diversity, equity, and inclusion initiatives that impact internal constituents and external partners. Regarding increasing the power and influence of increased representation, our executive recruitment initiatives yielded three national searches throughout leadership at the agency. Throughout the year, Fresno Housing hired their first Black Chief Executive Officer, and additionally for two new executive level positions as the Deputy Executive Director and Chief Housing Choice Voucher that supports our population as we are a women-led agency. Our organization also worked on an initial succession plan, reclassification, and promotional opportunities, explicitly responding to staff and workforce who have also expressed a need to be more engaged, involved, and given access to opportunities for growth. With the partnership of the new led Human Resource Department, our agency created a 2021-2022 Diversity, Equity, and Inclusion Training curriculum where we highlighted the broad scope of dimensions of diversity ranging from Racial Equity, Accessibility and Disability Supportive Initiatives, LGBTQIA+ Safe Zone Training and supportive policies. Through Supplier Diversity Initiatives, we also engaged in robust policy overview and collaborative efforts with business owners to highlight inclusion.

## 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.

### **2022 Progress Update (Summary 'People' 1-4 above):**

- In 2022, Property Management and Resident Empowerment implemented two major initiatives to promote wage progression and upward mobility by providing direct career opportunities. The first

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

- Health was also at the core of our programmatic focus in Resident Empowerment (Resident Services). We collaborated with The American Heart Association through the "Empowered to Serve" 12-week health program covering preventative health warnings for heart attack, controlling blood pressure, spot a stroke, getting active and more. The program provided the opportunity for a FH resident to get trained for facilitating the program which was centered on a peer to peer education approach. A total of 31 of our residents successfully completed the program.
- Fresno Housing's 2022 Safety Study and Implementation Initiatives included additional policies and practices that reduced the likelihood of crime and promoted resident safety. The study partners include the Central Valley Health Policy Institute at Fresno State (CVHPI), Central Valley Housing Data Repository Project (CVHDR) Faculty, Faith in the Valley, and the Fresno Housing Resident Empowerment and Property Management Departments. CVHPI has done numerous community engagement projects for systems and has a track record of providing data that bridges the gaps in understanding between community needs and systemic approaches.
- The CVHPI/CVHDR investigators partnered with the Fresno Housing Agency to understand through the use of surveys and focus groups how residents perceive police presence in their community, how they define safety and safe communities, and how they would like to be further engaged in conversations about issues of safety and quality of life. Through a mixed methods approach, with a target of 260 completed surveys to reach saturation from our residents, we received over 400 individual responses. Our survey results yielded robust conversations about engagement with police and patrol and response, understanding our resident's definition and perspective of safety, reimagining safety in public housing spaces, the need for community engagement and structural safety initiatives ranging from lighting, walkways, cameras, gates, speedbumps, guests and stray animals.
- Due to our residents' feedback, with our board's support, Fresno Housing implemented major camera and lighting updates for more than 14 city and county properties that would begin in 2022-2024. Additionally, Resident Empowerment (Resident Services) and Property Management created

and implemented City and County Neighborhood watch meetings and programs at more than 15 city and countywide properties.

- Our work with Safety was recognized nation-wide through a major grant called the Summer of Healing Grant. The Summer of Healing grant supported the Safety initiative by developing a safety coalition led by residents to work collaboratively in addressing safety needs and coordinating engagement activities. Because of these efforts, we hosted three events that focused on Community Safety providing residents the opportunity to receive resources offered in the community. Several partners attended the events including Fresno Police Department, Fresno Economic Commission, Fresno Street Saints, Centro LaFamilia and more. Resident enjoyed food, giveaways and the opportunity to engage with each other.

## **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

### **2022 Progress Update:**

Fresno Housing and the City of Fresno has entered into a grant agreement where the City of Fresno will allocate 1 million in ARPA funding towards a proposed Voucher Incentive Program (VIP). The program is aimed to assist voucher holder families who live in the County of Fresno (must lease in Fresno) 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.

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

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

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

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

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

**2022 Progress Update**

The information provided below will be utilized as our baseline of which we plan to expand beyond just our city properties.

The CVHPI/CVHDR investigators partnered with the Fresno Housing Agency to understand through the use of surveys and focus groups how residents perceive police presence in their community, how they define safety and safe communities, and how they would like to be further engaged in conversations about issues of safety and quality of life. Through a mixed methods approach, with a target of 260 completed surveys to reach saturation from our residents, we received over 400 individual responses. Our survey results yielded robust conversations about engagement with police and patrol and response, understanding our resident's definition and perspective of safety, reimagining safety in public housing spaces, the need for community engagement and structural safety initiatives ranging from lighting, walkways, cameras, gates, speedbumps, guests and stray animals.

Due to our residents' feedback, with our board's support, Fresno Housing implemented major camera and lighting updates for more than 14 city and county properties that would begin in 2022-2024. Additionally, Resident Empowerment (Resident Services) and Property Management created and implemented City and County Neighborhood watch meetings and programs at more than 15 city and countywide properties.

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

**2022 Progress Update:**

The Office of Communication, for the first time, developed a 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.

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

**2022 Progress Update:**

In addition to adding a Fresno Housing Podcast hosted by the CEO to expand social media platforms, the Office of Communications reached 1 million outside “clicks” for the website. Additionally, we exceeded the social media presence with over 10,000 “likes”.

## **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.

**2022 Progress Update:**

For the first time, in 2022, the agency created the Office of Strategic Initiatives and Partnerships in an effort to expand and formalize these opportunities as well as to assess current partnerships and agreements. Additionally, the Senior Manager of Strategic Initiatives has already successfully worked with the Fresno Chaffee Zoo, Fresno State and St. Augustine to create, develop and implement MOUs for Fresno County residents. The office is currently reviewing a new MOU with the Fresno Unified School District related to data sharing agreements.

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

**2022 Progress Update:**

For the first time, in 2022, the agency created the Office of Strategic Initiatives and Partnerships in an effort to expand and formalize these opportunities as well as to assess current partnerships and agreements. Additionally, the Senior Manager of Strategic Initiatives has already successfully worked with the Fresno Chaffee Zoo, Fresno State and St. Augustine to create, develop and implement MOUs for Fresno County residents. The office is currently reviewing a new MOU with the Fresno Unified School District related to data sharing agreements.

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



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.

4. 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.

**2022 Progress Update:**

The Office of Strategic Initiatives has is currently looking to hire consultants to rebuild and rebrand the EdCorp.

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

**2022 Progress Update**

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

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

**2022 Progress Update:**

Our CEO and Executive Team serves in variety of roles related to anti-displacement for the community.

7. 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 for residents throughout Fresno County.

**2022 Progress Update:**

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

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Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 03/31/2020

Approved By: WINDT, GERARD

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

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

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

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>					
<b>Work Statement for Year</b>		<b>1</b>	<b>2020</b>		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>		<b>Quantity</b>	<b>Estimated Cost</b>
	MENDOZA TERRACE-FIREBAUGH (CA028000004)				\$96,241.00
ID0141	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Window Replacement			\$46,241.00
ID0199	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal			\$50,000.00
	MENDOTA SCATTERED SITES (CA028000005)				\$35,000.00
ID0201	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal			\$35,000.00
	CAZARES TERRACE-HURON (CA028000006)				\$35,000.00
ID0202	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal			\$35,000.00

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

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$745,420.00
ID0007	Operations(Operations (1406))	Operations		\$335,210.00
ID0011	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		\$167,605.00
ID0015	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs		\$75,000.00
ID0090	Administration(Administration (1410)-Other)	Administration		\$167,605.00
	PINEDALE COMPLEX (CA028000001)			\$130,000.00
ID0067	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$60,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2021</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0142	Asphalt Seal and Stripe(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Seal and Stripe		\$15,000.00
ID0143	Replace Mailboxes(Dwelling Unit-Exterior (1480)-Mail Facilities)	Replace Mailboxes		\$5,000.00
ID0144	Replace Siding and Trim(Dwelling Unit-Exterior (1480)-Siding)	Replace Siding and Trim		\$20,000.00
ID0145	Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Painting		\$30,000.00
	SANGER ELDERLY/WEDGEWOOD (CA028000002)			\$180,405.00
ID0068	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$25,000.00
ID0146	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Window Replacement		\$155,405.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	2	2021		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	PARLIER COMPLEX (CA028000003)			\$50,000.00
ID0069	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$50,000.00
	MENDOZA TERRACE-FIREBAUGH (CA028000004)			\$250,000.00
ID0070	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$10,000.00
ID0147	Exterior Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Exterior Door Replacement		\$40,000.00
ID0148	HVAC Upgrades(Dwelling Unit-Interior (1480)-Mechanical)	HVAC Upgrades		\$200,000.00
	MENDOTA SCATTERED SITES (CA028000005)			\$291,241.00

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

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

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Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year    3    2022</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$745,420.00
ID0008	Operations(Operations (1406))	Operations		\$335,210.00
ID0012	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		\$167,605.00
ID0016	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs		\$75,000.00
ID0091	Administration(Administration (1410)-Other)	Administration		\$167,605.00
	PINEDALE COMPLEX (CA028000001)			\$177,241.00
ID0073	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$20,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2022</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0154	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Window Replacement		\$157,241.00
	SANGER ELDERLY/WEDGEWOOD (CA028000002)			\$104,391.00
ID0074	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$20,000.00
ID0155	Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring Replacemen		\$84,391.00
	PARLIER COMPLEX (CA028000003)			\$50,000.00
ID0075	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming and Removal		\$20,000.00
ID0156	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Replacement		\$30,000.00

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

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



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

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

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



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

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

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

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



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2021
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$335,210.00
Management Improvements(Management Improvement (1408)-Other)	\$167,605.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$75,000.00
Administration(Administration (1410)-Other)	\$167,605.00
Subtotal of Estimated Cost	\$745,420.00

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

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

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