Breaking Ground.
Building Community.

Fresno Housing Authority
This is the Fresno Housing Authority...

- 50,000 residents
- 17,000 families
- 24,000 children 18 years and younger
- 1,900 seniors 62 years and older
- Nearly 13,000 rental assistance vouchers (for 38,000 individuals)
- 215 formerly-homeless veterans using housing vouchers
- 160 formerly-homeless individuals with disabilities using Shelter Plus Care certificates
- 4,000+ housing units for 12,000 residents
- 120+ units of permanent supportive housing
- 70 housing developments in 16 cities and towns
- 230 employees based at 22 Fresno Housing locations across the county
- 60 community and government partners

... working to create and sustain vibrant communities.
Our Place

A Message from the Executive Director of the Fresno Housing Authority

Place means many things. It can be as simple as a position in line at a theater, or as complex as one’s role in a community. Place can be as specific as one’s hometown, as familiar as one’s room, or as broad as a region.

Urban, suburban, rural, agricultural — Fresno is a special place. Situated in the lush San Joaquin Valley, we’re at the core of the world’s most productive farming region and at the same time home to California’s fifth largest city, universities, hospitals, and a burgeoning art scene. Fresno is a place hard-working families call home. It’s a place where families who have lived here for generations merge with newcomers. It’s a place where more than 65 languages are spoken; where cities, suburbs, and rural communities blend seamlessly; and where long-standing traditions are enhanced by innovative thinking. The Fresno Housing Authority is proud to be part of this very special place.

At Fresno Housing Authority, we focus on place every day — creating quality housing, supporting residents to become involved in their neighborhoods, collaborating to enhance Fresno’s vibrancy and to build on Fresno’s potential.

Each year, Fresno Housing staff work with thousands of families, seniors, veterans, people with disabilities, migrant workers, and those facing multiple challenges to find and to retain homes that can become their special place. We develop and maintain more than 4,000 rental units and provide nearly 13,000 Housing Choice Vouchers for low-income households.

But Fresno Housing Authority is about more than bricks and mortar. We are about education, nutrition, safe play, civic pride, and family sustainability. We are about economic development and neighborhood revitalization — meeting the needs of both the people who want to live and work in downtown Fresno and those who choose smaller communities throughout the county.

We are a trusted partner working tirelessly to create a stronger Fresno. We start from a simple premise: if all of us work together, we can make Fresno a better place. We do our part by creating places where children are encouraged to achieve academically, where families are supported to find employment and become economically stable, and where we can all share in the resources and opportunities around us.

Fresno County — It’s Our Place. It’s where we are developing and maintaining quality housing, engaging and supporting residents to accomplish their goals, and creating vibrant communities that support the nearly one million people who call Fresno home.

“To be rooted is perhaps the most important and least recognized need of the human soul.”

— Simone Weill

Preston Prince

Fresno Housing Authority: Creating and sustaining vibrant communities throughout Fresno County.
Of the 50,000 Fresno Housing Authority residents, nearly half are under age 18.

25% of children in Fresno Housing programs are under age 6.
Strong, vibrant communities are built by embracing a shared commitment to a greater good — working toward common goals — and, most importantly, creating a sense of belonging. How can a housing authority be part of this effort? Fresno Housing Authority approaches this challenge through a broad array of strategies designed to benefit individuals, families, and neighborhoods. It leverages its position as a major local, state, and federal partner — directly impacting more than 50,000 local residents — building affordable housing within walking distance to schools and shopping, offering services that integrate at-risk populations back into the community, creating early education centers within its developments, and increasing access to quality affordable housing.

Fresno Housing Authority takes a lead role in civic efforts and collaborates with education, social service, and government leaders in transformational endeavors conceived to have far-reaching impacts throughout Fresno County. By executing a long-term, holistic approach to the creation of new and renovated housing and providing assistance that allows families to select quality rental housing in locations across the county, Fresno Housing elevates entire neighborhoods through quality design, sustainable development, and community building.

Pride and a sense of belonging affect more than Fresno Housing residents. All of these efforts — and many more — touch the lives of families and individuals well beyond those who live in Fresno Housing Authority developments. By creating a more positive impact every day, with every project and every partner, Fresno Housing implements strategies that focus on:

**Place.** Developing and maintaining quality affordable housing for low-income residents throughout the city and county.

**People.** Designing and sustaining exceptional programs that help Fresno Housing residents attain their educational, employment, and economic goals — supporting them to become self-sufficient.

**Partnerships.** Building and nurturing local, regional, and national collaborations to promote policies that increase and enhance affordable housing options and reflect and support the needs of Fresno Housing residents and program participants.

**Public.** Generating awareness and public will to address the critical needs of low-income households in Fresno, the Central Valley, and throughout California. Fresno Housing extends its influence through leadership in organizations such as the National Association of Housing and Redevelopment Officials (NAHRO) and the Council of Large Public Housing Authorities (CLPHA) — impacting federal policies that ultimately affect housing affordability in Fresno.

Fresno Housing embraces these strategies in its commitment to move the region forward — on a deliberate and appropriate path toward building vibrant communities.

“For our ambitions must be broad enough to include the aspirations of others, for their sakes and for our own.” — Cesar Chavez
Fostering a Sense of Place

in the city of Fresno and across Fresno County

For too long, public housing has been perceived as either a last resort, a public burden, or an unwanted neighbor. Residents often felt little pride living in housing subsidized by the government — and sometimes with good reason, as properties fell into disrepair and public services lacked resources to be effective. But all across the nation, that is changing. In Fresno, the Housing Authority has been developing properties that are embraced by neighbors and contributing to cohesive and collaborative neighborhoods. By reaching out to potential residents about what social service or education programs are most needed, and by reaching out to the broader community for input on architectural design, neighborhood compatibility, and traffic impacts, Fresno Housing ensures that needs and concerns are addressed as early as possible during project development, and builds a pattern and expectation of true community engagement.

A community is more than a collection of structures. While quality buildings are an important first step, the Fresno Housing Authority knows that housing is but a piece of the puzzle of place. Housing creates comfortable, private spaces for residents, but it can also create spaces for public events, spaces for programs, and spaces for recreation. When done well, housing builds neighborhoods by being welcoming, consistently maintained, sensitive to the local environment, and respectful of its surroundings.

For more than 70 years, the Fresno Housing Authority has helped low-income residents from all corners of the city and from every community in the county find and create homes for their families — by building and managing quality, affordable housing and by providing rental assistance that allows families to live in neighborhoods near family, friends, school, and work. In 2013, Fresno Housing Authority assisted tens of thousands of Fresno residents in their search for, and retention of, housing — through rental properties owned or managed by Fresno Housing or through the Housing Choice Voucher Program. In sheer number of units and vouchers, Fresno Housing ranks among the top 10 in California and top 25 in the nation.

Over the years, Fresno Housing has worked diligently to combine practicality with innovation — to match its leadership role in the national affordable housing community with the creation of some of the highest quality public housing in the state. In recent years, Fresno Housing has increased its efforts to build architecturally well-designed, award-winning ‘green’ developments that include spaces for art installations, neighborhood vegetable gardens, and accessible gathering areas. These and other features not only enhance each property, but create stronger communities within each development and forge stronger connections to surrounding neighborhoods. It is with great pride and deep commitment that Fresno Housing Authority works with partners and communities to ensure that Fresno County is known for its quality housing.

“There is no power for change greater than a community discovering what it cares about.” — Margaret Wheatley
Fresno Housing offers an array of programs in **3** languages: English, Hmong, and Spanish.
Fostering a Sense of Place

Fresno Housing is changing the definition of development.

When the Housing Authority talks about development, it refers to an integrated effort to strengthen neighborhoods by leveraging funds, maximizing opportunities, and realizing impacts for individuals, families, and whole communities.

Community by Design

San Ramon Apartments
El Dorado Park, Fresno
32 Family Units
Renovation, 2014
Partners: El Dorado CDC, neighbors

As part of a community-wide effort, in collaboration with the Building Neighborhood Capacity Program (BNCP), Fresno Housing partnered with the City of Fresno to use Neighborhood Stabilization Program (NSP) funds to revitalize a 32-unit complex.

Located near recreation, public transportation, schools, and a library, San Ramon was a compelling choice for development. The renovation included both basic upgrades as well as designs to enhance the property’s interface with neighbors. A previously long, windowless wall and awkward carports were transformed as a result of community design ideas. Meetings with the neighborhood have continued, and expanded to include participation from nearby property owners, local leaders, and representatives of city departments. These meetings are opportunities to work collaboratively to address issues that confront more than just San Ramon residents. While safety was initially identified as the key community issue, the focus has changed to finding ways for people to build pride in their community. As one participating property owner explained, “Fresno Housing Authority has the muscle of government, but the flexibility of small business. They focus on an issue and get it resolved. They’re for us, with us. The whole community has changed since they became more involved in El Dorado.”

Quality for Seniors

Bridges at Florence, Fresno (with King of Kings)
34 Apartments
Seniors with incomes less than 30% AMI
New Construction, 2013

Built on a blighted stretch of vacant land, Bridges at Florence boasts apartments for seniors in a development that includes picnic areas, a vegetable garden, and a community resource center where computer skills are honed and social events hosted. On opening day, Fresno Housing presented each resident with a rocking chair, evoking a sense of tradition, home, and community. One resident explains, “It’s the first time I’ve actually lived on my own. It’s a new adventure.”
Fostering a Sense of Place

Renaissance in Design
Three complexes for chronically homeless adults:
Trinity, Santa Clara, Alta Monte
120 studio and one-bedroom apartments at 3 sites
Partner: County Department of Behavioral Health

Renaissance at Trinity was the first of a trio of Fresno Housing developments specifically created to support chronically homeless adults as they work to achieve stability. The complex includes lounges, computer areas, and on-site services. Like Trinity, the award-winning Renaissance at Santa Clara offers supportive housing for at-risk and chronically homeless individuals with a range of disabling conditions. Residents include veterans and victims of domestic violence and substance abuse. Santa Clara’s unique community garden provides a sense of belonging as well as a focal point for the lush central courtyard. The feeling of community extends beyond the garden. As one resident comments, “If you just happen to look sad, someone will come talk to you. People help. I like having people say ‘Good morning.’ It’s shown me another side of life.”

Housing for Success
Parc Grove Commons, Fresno
363 Apartments (2, 3, 4 Bedrooms)

Designed to enable 363 new apartments to replace 200 outdated units, the award-winning Parc Grove Commons features gathering, barbecue, and recreation spaces—supporting a cohesive community.

The Housing Authority’s commitment to sustainability and innovative planning is well established at Parc Grove through advantageous solar and breeze orientation, state-of-the-art green technologies, and material and appliance choices.

Granada Commons, Kerman
16 Apartments (3, 4 Bedrooms)
New Construction, 2010

Located near transportation, schools, a library, shopping, and health care, Granada Commons provides barbecue areas, play spaces, and community rooms. The site planning, design, and selection of environmentally-appropriate materials and energy saving devices enabled Granada Commons to score a high GreenPoint rating.

Housing Choice Vouchers
Nearly 13,000 Families throughout Fresno County

In its effort to increase opportunities for low-income residents to access quality housing options throughout the city and county, Fresno Housing partners with property owners to increase rental options for its nearly 13,000 voucher holders. Ensuring the availability of quality, well-maintained rental units within the local housing market is an ongoing and critical endeavor.

“...with an understanding that education, housing, and health all work together. Progress happens with small steps.”
76% of Fresno Housing residents rent apartments using Housing Choice Vouchers; 24% reside in a Fresno Housing development.
Creating safe, well-designed, quality places to live is key to building vibrant communities, but this is only the first step Fresno Housing Authority takes when approaching the development of housing. An equally important step is the design and inclusion of on-site programs that emphasize education, build skills, and encourage residents to take an active role in their neighborhood and the broader community. Thus, Fresno Housing looks at development as an array of interconnected investments — some of which support the social, educational, and physical well-being of participants. Ultimately, the success of the residents of Fresno Housing will contribute to a better, stronger Fresno.

To Fresno Housing, **investment** means promoting the importance of education through after-school tutoring, early reading classes, and parenting workshops. It means creating affordable housing in Downtown Fresno that can support job creation, resident employability, and a walkable city center. It means engaging residents in the design and planning of housing complexes through open meetings and follow-through on commitments. It means reaching out and learning from residents and neighbors about needed services and amenities — in short, it means investing in people as well as places.

**Developing opportunities.** Fresno Housing creates environments that inspire residents to set and meet personal, educational, professional, and financial goals that can lead to family independence and self-sufficiency. To do this, Fresno Housing collaborates with local and regional partners across the county. Together, programs are developed to improve success — from kindergarten readiness to tutoring; from healthy eating seminars to financial literacy classes; from dental screening to interviewing and job skills.

Beyond its role as developer, property owner, site manager, and conduit for housing subsidies, the Fresno Housing Authority is the critical link to programs and services for more than 50,000 participants — veterans and seniors living independently in apartments owned by Fresno Housing; formerly homeless men and women enjoying housing as well as supportive services; migrant workers able to offer their children access to homework centers; single moms volunteering at site-based programs for children; and families using Housing Choice Vouchers to rent homes. Fresno Housing is continually connecting residents to vital information, critical programs, and much-needed support that provide life skills, encourage involvement, and pave the way for educational achievement, employment advancement, and personal success.

Fresno Housing is invested in the community and invested in this approach to development. It knows that helping people prepare for a better tomorrow results in a better Fresno, and that means offering programs and places that support **engaged residents**.

“Heroes are not giant statues... They are people who say: “This is my community; it’s my responsibility to make it better.” — Studs Terkel
Helping people reach their potential means providing more than places to live.

More and more, Fresno Housing is integrating educational, social, and health programs into its housing developments, and seeking ways for voucher participants to access critical programs that expand opportunities.

**Education as the Path to Advancement**

Fresno Housing believes that educational attainment represents not only a path for personal growth and independence, but also a path to true community transformation. The agency stresses the critical importance of high academic achievement and makes education a priority in all of its programmatic work.

Fresno Housing has built strong collaborations with school districts across the county, as well as with Fresno Unified, and with First 5, Head Start, and other education-related providers and partners to help Fresno youth and adults realize their academic potential. Through on-site programs that support child development, kindergarten readiness, reading, literacy, high school completion, advancement to college, English language proficiency, job training, and career development — Fresno Housing leverages its energy and resources to create positive change in the lives of youth and adults.

With thousands of children attending Fresno public schools, the agency is especially committed to working with parents, school leaders, and the community to increase collective impact that will result in better schools and educational experiences for its young residents. Fresno Housing’s commitment to education as core to the growth of its participants is exemplified by its support for, and sponsorship of, *Fresno Housing Education Corps* — an independent nonprofit organization created to provide Fresno Housing residents with the resources they need to succeed in school and work.

**Establishing a Place of Opportunity**

Investment in Programs that Support Success

At Parc Grove Commons, a community building houses an array of programs — and a staff coordinator connects residents with wellness classes, educational programs, and other activities. Reflecting the agency’s holistic approach to housing, Parc Grove is more than an apartment complex — it’s a place where children and parents participate in programs that help pre-schoolers prepare for kindergarten; where youth volunteers tutor peers and younger children; where residents access computers, workshops, and classes; and where cultural activities bring residents and families together — expanding the sense of community.

“Living here shows my kids that you can be independent and responsible, even though you live in a low-income environment. You pay...”
At Yosemite Village, home to 69 families, futures are being built around scholastic achievement. Of the many stories of success among those families, one exemplifies both the commitment of the Housing Authority and the commitment of the entire family. For the Esquivel-Bahena family, living at Yosemite Village enabled one son to graduate from high school with honors, and propelled all four children to achieve scholastically while also participating in sports, clubs, and student activities. The parents, too, are active learners and volunteers, attending ESL classes while working. Recognizing the family’s exemplary efforts, the eldest son became a student ambassador on the Fresno Unified School District Board.

Numerous education programs at Fresno Housing sites support adults as well as children. Learn2Earn, a highly successful community partnership, assists adults to attain a GED or high school diploma — an important path toward employment, self-sufficiency, and economic advancement.

Programs that Reach Across the County
While some Fresno Housing programs are place-based, many rely on partners from across the county. Boys & Girls Clubs provide recreation activities for young residents; Healthy Smiles Mobile Dental Foundation deliver free dental check-ups; Central California Legal Services helps residents navigate the complex world of health care, social security, taxes, utilities, and labor and consumer rights; Centro La Familia helps with the often overwhelming issues families face when confronted by illness.

Some programs provide one-time services; others are ongoing. At Yosemite Village, young teens can participate in HOPE Builds — a program that provides skill training and also teaches teamwork. The program has been essential in encouraging young residents to continue their education.

At the Renaissance complexes, as well as at numerous family housing sites throughout Fresno County, nutrition and exercise programs, vegetable gardens, and cooking classes impact health outcomes for residents and inspire the next generation to make good lifestyle choices. One resident describes using newly-acquired knowledge: “When my kids ask for soda, I hand them a bag of sugar. I explain it’s the same as drinking soda.”

Through Fresno Housing, individual goals are achieved, families are supported to succeed, and residents become engaged and active in their community.
“I’m just really thankful that I’ve had the opportunity to better myself and my life, not only for me but for my kids.”
A PLACE TO GROW. With two young children, living with extended family becomes difficult. For single mom Christy Banks, the best thing about living in Granada Commons is finally having a place she can call her own — where her son can do his homework and her daughter can play with friends.

In addition to balancing schedules for her busy children, Christy has been able to graduate from Heald College’s medical office administration program and is currently enrolled in business administration courses, with an emphasis in accounting. She is hoping for a steady job in an office environment.

That preparation for economic independence has also included taking courses offered by the Fresno Housing Authority, such as family budgeting and home management. “They gave me different ideas on how to keep track of what needs to be paid and how to manage my money.”

COMFORT IN NUMBERS. Having grown up in Thai refugee camps, Chue Mouanourtoua immigrated to the U.S., arriving in Fresno in 1993 as a teenager. He graduated from Clovis High and Fresno City College before enlisting in the Navy in 1999. Returning to Fresno, he earned a B.S., M.S., and teaching credential — all at California State University, Fresno.

The family’s introduction to the Housing Authority came in 2005 when Chue’s CalWORKs counselor suggested they apply for a Housing Choice Voucher; they began receiving housing assistance in 2008.

Facing the challenges of raising a family and maintaining a job, and saving to buy a house in the future, Chue says “The Fresno Housing Authority helps me focus on what I want to achieve. The assistance gives me peace of mind. It helps me focus on things I want to do, and that’s a big benefit.”

GETTING TO WORK. Juanita Araiza met her husband, Eliseo, in Jalisco, Mexico, more than 20 years ago. After coming to the U.S., Eliseo worked in the fields of the Central Valley. Since Eliseo is no longer able to handle the grueling seasonal work, Juanita enrolled in Fresno Housing workshops to gain critical job skills.

At the Laton Apartments, where the family lives, Juanita attends JobSearch workshops — one of many programs available at the Fresno Housing property — where she’s gained knowledge that will help her find a job.

Juanita loves the “small town feel” of Laton. She feels safe and relies on responsive site managers to handle maintenance issues as they arise. Juanita and her family appreciate the academic support available through the Housing Authority, such as college application assistance and scholarships — hoping these programs will help the children advance to college.

“A home where kids can read a book or play

“A home where a family thrives

“A home with a small town feel

“Fresno Housing helps my family reach our goals by providing financial support so we can go to school, work, and help our community.” “The best thing...
TAKING A FEW STEPS TO GO FAR. For 11 years prior to becoming a resident of Parc Grove Commons, La-Shelle Gibbs lived in a nearby apartment complex. As she watched the construction from her window and saw the layout, the amenities, and the play space, she decided to apply for a unit.

For La-Shelle, the move to Parc Grove was a dream come true. For La-Shelle’s youngest son, Camryn, it’s been an opportunity to attend programs that are setting the stage for success in school. The on-site programs focus on more than academics. “He was a very shy kid. Really introverted, and wouldn’t talk much. These classes helped him come out of his shell. These sessions are really helping him to socialize with kids his own age. And as far as the learning, he didn’t know any of his letters or numbers. But a month and a half in, he knew all of his letters. From A to Z. I really appreciate these programs. They’ve been great for both of us!”

INDEPENDENT AND ACTIVE. Rita Banuelos remembers watching as the Wedgewood Commons complex grew from the ground up. “It was 1995. I would go to this nearby gas station all the time. And every time I would fill up my tank, I would see these apartments being built.”

At Wedgewood, Rita says she feels comfortable and safe. “At my last house, I would send checks to Los Angeles and hardly ever see who owned the house and it wasn’t maintained. Here, I can count on maintenance. It’s a much better feeling.”

With a bus line stopping directly at Wedgewood, Rita has been able to access key services and remain independent. Despite health issues, she’s stayed active and able to attend neighborhood meetings.

“Ever since I moved here, I’ve never had a problem. I only have good things to say about Wedgewood.”

MOVING BEYOND HOMELESSNESS. For Larry Collins, one of the biggest differences between living on the street and living in Renaissance at Santa Clara is the simple pleasure of privacy. “You can’t close your door in a tent,” he says.

Larry had been homeless for several years, when the stress finally cost him his manufacturing job. “You can’t hold a job when you’re homeless. You gotta shave. You gotta shower. You need your rest. You can’t do that living in a car or on the street.”

At Renaissance, Larry found stability and took advantage of the many services available to residents. From his window, he can literally see how his life has progressed. “I got a garden back there,” he beams. “I got it started and before I knew it, others wanted to help. It took a while, but now I got some watermelons, cantaloupes. It all started from seeds. Now everybody is proud of it... I really appreciate being here. I’m doing my best to use this opportunity as a stepping stone, to do better.”

At Yosemite Village, the biggest change is that everyone watches out for each other and the programs keep the kids off the street and keep their minds positive.”
For more than seven decades, Fresno Housing Authority has changed the lives of families throughout Fresno County. The story of the Housing Authority is the story of those families — stories of homelessness; stories of immigration; stories of educational and employment success. They are stories that reveal how housing allows people to feel secure and confident enough to set and pursue goals. They are stories where housing is sometimes the hero and sometimes a supporting actor.

As Fresno Housing looks to play a role in more stories, it envisions a community where quality, affordable housing flourishes and where programs for residents continue to meet the needs of the diverse local population. It’s an ongoing story that is played out daily in Fresno, and also throughout the San Joaquin Valley, up and down California, and across the nation.

The stories that unfold at Fresno Housing center on vibrant communities — where quality housing and exceptional programs allow children to achieve academically and parents to thrive professionally — where all Fresno people have access to opportunities and resources that enable them to write their own stories.

“I think anybody — given the chance — is resilient. You can dig out, but you need that opportunity.”
In Fresno County, and all across the nation, the role of public housing is changing. There is a growing sense that there is now a chance — if not a necessity — to look for new ways to reposition affordable housing within the infrastructure of cities, suburbs, and rural areas, and in the eyes of the public. Given the overwhelming number of requests for both publicly-owned housing and rental assistance, housing authorities recognize they have unique responsibilities and also unique opportunities.

In its effort to address the multiple needs of its communities, Fresno Housing is working to build public will, to build new models, to build downtown, to build capacity, and to build community.

**Building public will**

Marion Villas, Kingsburg

46 Apartments for Seniors

Building great housing means building trust. With affordable housing this often means overcoming negative perceptions. In Kingsburg, there was a history of concern about public housing. Thus, in developing Marion Villas, a permit-ready project purchased from a for-profit developer, Fresno Housing worked to understand the concerns, sought community input, and explained its hands-on management and maintenance style. This won over city leaders and skeptical neighbors — earning Fresno Housing the respect of Kingsburg and other communities throughout the County — leading to invitations to bring the agency’s unique engagement, development, and follow-through to other cities. As a result, Fresno Housing is increasing the quality of housing, providing strong programs, and requesting and responding to community feedback — building public will while advancing opportunities for families.

**Building a new model**

Kings River Commons, Reedley

60 Apartments for Families

Fresno Housing listens and responds when local governments ask for housing in specific locations or to meet particular needs. When the
City of Reedley recognized a housing need, Fresno Housing answered with a new type of partnership. With financial support from Fresno County, the agency created an innovative development model that combined planning, financing, design, construction, and property management into a single procurement — minimizing financial risk to the agency while ensuring an aggressive design and construction timeline for Kings River Commons.

Building in downtown Fresno
City View @ Van Ness, Fresno
44 Units of Workforce Housing plus Ground Floor Commercial

In addition to aligning with regional priorities, Fresno Housing strives to ensure that its work in the city of Fresno advances local strategies as well as its own objectives. One of the agency’s most visible developments is in the heart of downtown Fresno. As the sole developer for the complete renovation of the historic and long-vacant Droge Building — into City View @ Van Ness, a combination of commercial space and workforce housing — a 40-year hiatus in the construction of new housing in the downtown core ended. Given a low anticipated return, private investors had not been motivated to develop the site, so Fresno Housing — with its long-term financial view — took the lead in this high-profile civic project, intending to catalyze downtown revitalization. “We’re Fresno-motivated, not profit-motivated,” they explain. Still, the agency is banking on economic success, optimistic that this development will spark more downtown housing. With this and other projects, the agency is embracing its role as a developer and leader in a new local conversation that highlights the value of affordable housing in downtown revitalization, economic development, and community needs.

Building capacity
Bridges at Florence, Fresno
34 Apartments for Seniors

To develop Bridges at Florence, Fresno Housing partnered with a nonprofit housing development corporation that has deep roots in West Fresno. Acting as co-developer, King of Kings worked with the Housing Authority, benefiting from the decades of experience Fresno Housing brought to the project. This partnership built the nonprofit’s capacity and experience with tax credit projects for future endeavors, while increasing its portfolio.

Building community
As part of HUD’s Rental Assistance Demonstration (RAD) program, Fresno Housing was funded to preserve hundreds of housing units in Mendota, Orange Cove, and the city of Fresno. Through this effort, the agency made substantial improvements to existing apartments and strengthened local communities — bringing neighbors, property owners, and other stakeholders into decisionmaking and planning in the earliest stages.

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“...those who will push us in our thinking and challenge us to do things we didn’t believe ourselves capable of.” — Frances Moore Lappe
In its effort to build quality housing, create vibrant communities, and engage residents, Fresno Housing seeks opportunities and builds partnerships to advance the aspirations of its residents and to support the broader community.

Fresno Housing Authority invests in the future of communities — by creating new risk-sharing agreements for housing developments; by utilizing best practices gleaned from the private, public, and nonprofit sectors; by developing innovative partnership models; by working closely with local nonprofits to build their capacity for future projects; by taking a lead in the revitalization of downtown Fresno; by building community through meaningful and respectful dialogue; and by expanding public will to ensure an adequate supply of quality affordable housing throughout the county.

Because Fresno Housing’s assets belong to the community, its bottom line is community health and prosperity. It recognizes its responsibility to be efficient, professional, effective, and unparalleled in its commitment to leverage opportunities in order to maximize community benefit.

As Fresno Housing Authority moves forward, it builds from a strong foundation — working innovatively, collaboratively, and strategically — to be the best it can be, so that Fresno County can be the best it can be.