

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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, 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. 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 of 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, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.						
A.1	PHA Name: <u>HOUSING AUTHORITY OF FRESNO COUNTY (HAFC)</u>		PHA Code: <u>CA028</u>			
	PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer					
	PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2018</u>					
	PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)					
	Number of Public Housing (PH) Units <u>678</u>		Number of Housing Choice Vouchers (HCVs) <u>5,652</u>			
	Total Combined <u>6,330</u>					
	PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission					
	<p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p>					
	<input type="checkbox"/> 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. Annual Plan Elements

B.1 Revision of 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) The PHA must submit its Deconcentration Policy for Field Office Review.

Housing Choice Voucher (HCV) Deconcentration policy is as follows:

The HAFC is committed to taking action to encourage participation by owners of units located outside areas of poverty or minority concentration. These areas have been identified in a map based on 2015 ethnicity and poverty ACS US census data and is available to voucher holders and program participants searching for housing. This information is shared at the briefings with our families as an incentive to consider locating in other non-impacted areas of the City.

Non-impacted areas are predominantly located north of Shields Avenue, both in Fresno and in Clovis, and east of Minnewawa Avenue in Southeast Fresno, as shown in the map, which is available for families searching for units. This map is also used in briefing families to explain the benefits of locating outside areas of poverty or minority concentration.

The HAFC conducts active outreach to landlords in the community through its monthly participation at the California Apartment Association meetings. In addition, periodic outreach is done to large apartment complexes. Encouraging owners to rent units which are located throughout the city, including non-impacted areas is a part of this outreach.

The briefing materials contains maps and information about the characteristics of various non-impacted areas in the Fresno jurisdiction to educate families regarding various opportunities in these areas.

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

LIPH modification to the ACOP include the following:

- Update polices for mandatory changes per the HUD final rule effective on December 16, 2016, PIH Notices 2017-02, 2017-08.
- Update policy to account for changes per HUD's final rule implementing Violence Against Women Reauthorization Act 2013 published November 16, 2016, including adding Emergency Transfer Plan, updated required HUD required forms and Non-Citizen VAWA Self-Petitioner Verification Procedures.
- 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)
- Update policies to include language to consider a Housing Access and Reentry Pilot Program that may allow individuals formerly incarcerated to live with their families in public housing, while receiving supportive services.
- Update policies for language clarification to include using words like "interest" list or "pre-application" that will enhance the understanding of the application process.
- Update policies to clarify the process of performing random/lottery draws from the "interest" list for the purpose of establishing a waiting list for public housing.
- Update policies to emphasis language that HAFC does not solely use arrest records when denying or terminating program assistance in accordance with HUD regulations.

HCV modification of the administrative plan includes the following:

- Update policy increasing residency preference from 10 to 15 points.
- Update polices for mandatory changes per the HUD final rule effective on December 16, 2016, PIH Notices 2017-02, 2017-08.

- Update policy to account for changes per HUD's final rule implementing Violence Against Women Reauthorization Act 2013 published November 16, 2016, including adding Emergency Transfer Plan, updated required HUD required forms and Non-Citizen VAWA Self-Petitioner Verification Procedures.
- Update policy to reflect a prioritization will be applied to mobility of targeted vouchers, PBVs, PBRA, and VAWA requests for next available voucher and applying caps where applicable.
- Update policies to include language to consider a Housing Access and Reentry Pilot Program that may allow individuals formerly incarcerated to live with their families in assisted housing, while receiving supportive services.
- Update policy to consider documents such as court and financial documents when determining where child resides when both parents claim the child as part of their household.
- Update policy regarding HQS inspections, HAFC is electing to conduct HQS inspections annually.
- Update HQS requirement that HCV units maintain interior temperature of 70 degrees Fahrenheit.
- Update policy to reflect family reporting requirements are 30 days instead of 10.
- Update policies for language clarification to include "interest list" that will enhance the understanding of the application process.
- Update policy to indicate the HCV interest list will remain open for limited preference and referral based programs.
- Update policy to allow changes to subsidy standard and voucher issuance policy in the event of sufficient funding.
- Update policy to clarify the process of performing random/lottery draws from the interest list for PBV vouchers.
- Update policy to include Elderly or Disabled and Residency preferences for PBV vouchers.
- Update policy regarding Units Selected Non-Competitively for PBV vouchers.
- Update policy to clarify verification process for persons with obvious or otherwise known disability.
- Update policies to emphasis language that HAFC does not solely use arrest records when denying or terminating program assistance in accordance with HUD regulations.

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 Assistance under RAD.
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

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.

Memorial Village RAD

The 48-unit affordable housing development is located in the City of Sanger. The site previously consisted of 35 units of low-income public housing that were converted through RAD. The new development will include a community building, an on-site manager, playground facilities, and market-quality energy efficient units.

Schedule:

05/2018 Construction Completion

Magill Terrace RAD

The 60-unit affordable housing development is expected to break ground in December 2017. The site previously consisted of 20 units of low income public housing that are being converted through RAD. The new development will include a community building, an on-site manager, playground facilities, and market-quality energy efficient units.

	<p><u>Schedule:</u> 12/2017 Construction Start 12/2018 Construction Completion</p> <p><u>Oak Grove RAD</u> The proposed Oak Grove RAD project aims to rehabilitate a 50-unit low-income public housing property in the City of Parlier. The proposed project includes demolition and reconstruction, with the potential addition of new units.</p> <p><u>Schedule:</u> 06/2017 Tax Credit Application 03/2018 Construction Start 03/2019 Construction Completion</p> <p><u>Highway City Marcelli Terrace</u> 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.</p> <p><u>Schedule:</u> 03/2018 Tax Credit Application 12/2018 Construction Start 12/2019 Construction Completion</p> <p><u>Orchard Apartments Parlier</u> The proposed development is located in the City of Parlier. HAFc's vision for the project consists of substantial rehab of 40 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.</p> <p><u>Schedule:</u> 03/2018 Tax Credit Application 12/2018 Construction Start 12/2019 Construction Completion</p>
B2	<p>New Activities (continued).</p> <p><u>Huron RAD</u> The proposed Huron RAD project aims to rehabilitate three properties (totaling 64 units) in the City of Huron. The project may include transfer of assistance, demo, and/or section 18 disposition.</p> <p><u>Schedule:</u> 06/2018 Tax Credit Application 03/2019 Construction Start 03/2020 Construction Completion</p> <p><u>Firebaugh RAD</u> 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.</p> <p><u>Schedule:</u> 06/2018 Tax Credit Application 03/2019 Construction Start 03/2020 Construction Completion</p> <p><u>Pinedale RAD</u> The proposed development is located in Pinedale, within the City of Fresno boundary. HAFc's vision for the project consists of substantial rehab of 80 scattered affordable, very-low to low-income housing apartment rentals or the new construction of units on a new parcel of land.</p> <p><u>Schedule:</u> 06/2018 Tax Credit Application 03/2019 Construction Start 03/2020 Construction Completion</p> <p><u>Wedgewood Commons RAD</u> The Wedgewood complex consists of 64 low-income senior units. The HAFc envisions a rehabilitation of the property under the RAD program and/or a reconstruction effort.</p> <p><u>Schedule:</u> 06/2018 Tax Credit Application 03/2019 Construction Start 03/2020 Construction Completion</p> <p><u>DeSoto Gardens RAD</u> 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.</p>

Schedule:

06/2018 Tax Credit Application
03/2019 Construction Start
03/2020 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:

06/2018 Tax Credit Application
03/2019 Construction Start
03/2020 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.

Schedule:

06/2018 Tax Credit Application
03/2019 Construction Start
03/2020 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:

06/2018 Tax Credit Application
03/2019 Construction Start
03/2020 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)
Oak Grove Apartments (50 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.

2018 Potential Applications:

County AMP 1

Pinedale Apartments (50 Units)
Pinedale Apartments (30 Units)
Desoto Gardens (40 Units)
Marcelli Terrace (24 Units)

County AMP 2

Del Rey Complex (30 Units)
Laton Apartments (20 Units)
Wedgewood Commons (64 Units)

New Activities (continued).

County AMP 3

Sunset Terrace I (20 Units)
Oak Grove Apartments (50 Units)

County AMP 4

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

County AMP 6

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

Sunset Terrace II

The site is located in the City of Reedley and consists of 20 former low-income public housing units for which rental assistance was transferred to another site through RAD. The proposed project would consist of either rehabilitation of the existing units or a demolition and new construction of a new affordable housing site.

Schedule:

06/2018 Tax Credit Application
03/2019 Construction Start
03/2020 Construction Completion

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 2018-2020 are broken down as follows:

2018 Potential Funding Applications:

County AMP 1

Pinedale Apartments (50 Units)
Pinedale Apartments (30 Units)
Desoto Gardens (40 Units)
Marcelli Terrace (24 Units)

County AMP 2

Del Rey Complex (30 Units)
Laton Apartments (20 Units)
Wedgewood Commons (64 Units)

County AMP 3

Sunset Terrace I (20 Units)
Oak Grove Apartments (50 Units)

County AMP 4

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

B.2. New Activities (continued).

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.

Attached, please find specific information related to the Public Housing Developments selected for RAD.

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

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

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

- Establishment of a new site-based waiting list. Applicants on the current site-based wait-list will be notified of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on the project-specific waiting list for the projects that will have a transfer of assistance shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list.
- Adopting HOME preferences for a particular segment of the population if permitted in its written agreement with the participating jurisdiction (and only if the limitation or preference is described in the participating jurisdiction's consolidated plan)
- Adopting preferences for veterans for project based rental assistance units
- Adopting preferences for Residency for project based rental assistance units for Fresno county residents
- Adopting preferences for disability, as defined in the HUD 4350.3 Occupancy Handbook, for project based rental assistance units
- Adopting preferences for specific groups of single persons who are elderly, as defined in the HUD 4350.3 Occupancy Handbook, for project based rental assistance units

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

The Fresno Housing Authority will also be contributing Capital Funds in the amount of \$1,694,644 towards the conversion.

Project-Based Vouchers

The H AFC may attach Project Based Vouchers (PBV) to projects in which the H AFC has ownership or controlling interest, without following a competitive process, when the H AFC 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 H AFC 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 \$25,000 per unit in hard costs. However, this minimum per unit cost would not be applicable in a situation where the H AFC is replacing a public housing property(ies) or site(s) with existing housing owned or controlled by the H AFC.

Project Based Vouchers (PBV's) are contemplated 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 2018 are broken down as follows:

County AMP 1

Pinedale Apartments (50 Units)
Pinedale Apartments (30 Units)
Desoto Gardens (40 Units)
Marcelli Terrace (24 Units)

County AMP 2

Del Rey Complex (30 Units)
Laton Apartments (20 Units)
Wedgewood Commons (64 Units)

B.2. New Activities (continued).

County AMP 3

Sunset Terrace I (20 Units)
Oak Grove Apartments (50 Units)

County AMP 4

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

County AMP 6

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

Schedule:

03/01/2018 & 07/01/2018 Tax Credit Applications
07/01/2018 & 10/01/2018 Tax Credit Award
12/01/2018 & 03/01/2019 Construction Starts
12/01/2019 & 03/01/2020 Construction Completions

Magill Terrace RAD

The 60-unit affordable housing development is expected to break ground in December 2017. The site previously consisted of 20 units of low income public housing that are being converted through RAD. The new development will include a community building, an on-site manager, playground facilities, and market-quality energy efficient units. We propose substantial rehabilitation and/or new construction for this site.

Schedule:

12/2017 Construction Start
12/2018 Construction Completion

Oak Grove RAD

The proposed Oak Grove RAD project aims to rehabilitate a 50-unit low-income public housing property in the City of Parlier. The proposed project includes demolition and reconstruction, with the potential addition of new units.

Schedule:

06/2017 Tax Credit Application
03/2018 Construction Start
03/2019 Construction Completion

New Activities (continued).

Highway City 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:

03/2018 Tax Credit Application
12/2018 Construction Start
12/2019 Construction Completion

Huron RAD

The proposed Huron RAD project aims to rehabilitate three properties (totaling 64 units) in the City of Huron. The project may include transfer of assistance, demo, and/or section 18 disposition.

Schedule:

06/2018 Tax Credit Application
03/2019 Construction Start
03/2020 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:

06/2018 Tax Credit Application
03/2019 Construction Start
03/2020 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 80 scattered affordable, very-low to low-income housing apartment rentals or the new construction of units on a new parcel of land.

Schedule:

06/2018 Tax Credit Application
03/2019 Construction Start
03/2020 Construction Completion

Wedgewood Commons RAD

The Wedgewood complex consists of 64 low-income senior units. The HAFC envisions a rehabilitation of the property under the RAD program and/or a reconstruction effort.

Schedule:

06/2018 Tax Credit Application
03/2019 Construction Start
03/2020 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:

06/2018 Tax Credit Application
03/2019 Construction Start
03/2020 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.

Schedule:

06/2018 Tax Credit Application
03/2019 Construction Start
03/2020 Construction Completion

New Activities (continued).

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.

Schedule:

06/2018 Tax Credit Application

03/2019 Construction Start

03/2020 Construction Completion

County AMP 2

Del Rey Complex (30 Units)

Laton Apartments (20 Units)

County AMP 3

Sunset Terrace I (20 Units)

Oak Grove Apartments (50 Units)

County AMP 6

Taylor Terrace (28 Units)

San Joaquin Apartments (20 Units)

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

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

As the Agency strives to provide housing opportunities for individuals and families in need throughout Fresno County, especially those who are most vulnerable, project based vouchers (PBV's) are an essential resource. To date, projects that are under consideration are targeting persons with very-low incomes, generally below 30-40% of the area median income. Projects are selected in accordance with HUD Title 24 Part 983.51 and HACCf's 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.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

HOPWA Section

HACF continues to administer tenant based rental assistance in collaboration with WestCare California, Inc. in the initiative Housing Opportunities for Persons Living with HIV/AIDS (HOPWA). The program is intended to provide housing assistance and supportive services to Persons Living With HIV/AIDS (PLWHA). Funding is intended to be provided for one (1) year of assistance or until funding is exhausted with possible yearly renewal.

HOME Tenant Based Rental Assistance

HACF has been subcontracted to administer the HOME Tenant-Based Rental Assistance Program (HOME TBRA) on behalf of the City of Fresno. The contract will commence on or about January 1, 2017 and end on or about September 30, 2018. The purpose of HOME TBRA is operation of a supportive housing program via tenant based rental assistance to homeless individuals/families identified by HACF and partners of the Fresno Madera Continuum of Care (FMCoc). The HOME TBRA program is available in the City of Fresno only and is not portable to Fresno County, other counties and/or states. Eligibility is centered on those individuals/families who exhibit homelessness as defined by the U.S. Department of Housing and Urban Development. Additional eligibility could entail measure of morbidity and/or permanent supportive housing suitability as measured by the Vulnerability Index & Service Prioritization Decision Assistance Tool (VI-SPDAT).

Rapid Rehousing

HACF has grant funding under the U.S. Department of Housing and Urban Development Continuum of Care program to operate rapid rehousing and supportive services via a tenant based rental assistance program. Assistance will be provided for a period of no longer than twenty-four (24) months or until funding is exhausted for the program. This rental assistance is available in Fresno County only; rapid rehousing is not portable to other counties and/or states. Eligibility is limited to applicant households that consist of at least one (1) adult and one (1) child under age 18; exhibit homelessness as defined by U.S. Department of Housing and Urban Development and applicant household income must be below 30% Area Mean Income (AMI). The rapid rehousing program is modeled after the Shelter Plus Care program in all aspects; with one (1) exception – inclusion is strictly limited to applicant households with children under age 18.

Partnerships

HACF is partnered with community agencies belonging to the Fresno Madera Continuum of Care to assist in operation of permanent support housing funded by U.S. Department of Housing and Urban Development Continuum of Care program. HACF provides technical assistance in the area of tenant based rental assistance and/or leasing housing operations – including Housing Quality Standard inspections, rent calculations and rent reasonableness. Rental assistance is available in Fresno County only; and is not portable to other counties and/or states. Eligibility is limited to applicant households that consist of individuals and/or families with children; exhibit homelessness as defined by U.S. Department of Housing and

	<p>Urban Development and applicant household income must be below 30% Area Mean Income (AMI).</p> <p>CalWORKs Housing Support Program</p> <p>HACF has been subcontracted to operate rapid rehousing and supportive services via a tenant based rental assistance program on behalf of Fresno County Department of Social Services. Funding for the program is provided by the State of California program California Work Opportunity and Responsibility to Kids (CalWORKs). Assistance will be provided for a period of no longer than twelve (12) months or until funding is exhausted for the program. This rental assistance is available in Fresno County only; rapid rehousing is not portable to other counties and/or states. Eligibility is limited to applicant households that consist of at least one (1) adult and one (1) child under age 18; applicant household must be eligible for inclusion in the CalWORKs program and applicant household income must be below 30% Area Mean Income (AMI). The rapid rehousing program is modeled after the Shelter Plus Care program in all aspects; with two (2) exceptions – inclusion is strictly limited to applicant households with children under age 18 and eligible for CalWORKs and homelessness is not a prerequisite of program inclusion.</p> <p>SSO</p> <p>HACF has grant funding under U.S. Department of Housing and Urban Development Continuum of Care program to provide supportive services only to assist homeless individuals to access housing and supportive services. Assistance will be provided for a period of no longer than twelve (12) months or until funding is exhausted for the program. Supportive services are available in Fresno and Madera Counties only; and are not portable to other counties and/or states. Eligibility is centered on those individuals/families who exhibit homelessness as defined by U.S. Department of Housing and Urban Development. Additional eligibility could entail measure of morbidity and/or permanent housing suitability as measured by the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT).</p>
<p>B.4.</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> X</p> <p>(b) If yes, please describe:</p>
<p>Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.2</p>	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>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>
<p>C.4</p>	<p>Certification by State or Local Officials.</p> <p><u>Form HUD-50077-SL</u>, <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>
<p>D</p>	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>

D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. <i>See HUD-50075.2 approved by HUD 8/28/17.</i></p>
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ns for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section.

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. Annual Plan.

B.1 Revision of 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. 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 and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(1\)](#)) and 24 CFR §903.12(b). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#)) and 24 CFR §903.12(b).

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 offered by 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. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

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: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. ([Notice PIH 2010-30](#))

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: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. ([Notice PIH 2010-30](#))

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including name, 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; 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. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. ([24 CFR §903.7\(h\)](#))

Conversion of Public Housing. 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\(j\)](#))

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.

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 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 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 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, 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 AFFH Certification if: it can document that it examines its programs and proposed programs to identify any 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.3 Resident Advisory Board (RAB) comments. If the RAB provided comments to 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.4 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))

D. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR 903.7 \(g\)](#))

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

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 16.64 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.

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