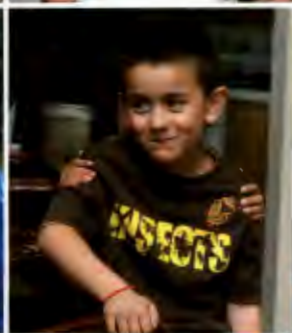
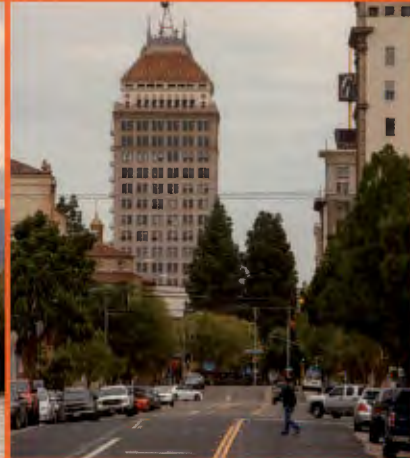




FRESNO VIBRANT
COMMUNITIES
QUALITY HOUSING
HOUSING
AUTHORITY ENGAGED
RESIDENTS





Breaking Ground.
Building Community.

Fresno Housing Authority

Agency on Aging, Crystal Aldape, Jacqueline Alejandro, Elena Alonzo, Brittany Alvares, Monica H Alvarado, Nancy A Andersen, Angelo Arizola, Aris, Aris M Ascencio, Assistive Technology Services for Elderly and Disabled, Auberry, Fidel Avila, Babies First, Gracie T Berry, Big Creek, Biola Apartments, Birth Control, Contraceptives and Family Pact, Jo Ann Bliss, Alex Bogdanov, Quincy Boren, Boy Francisco L Bunn, Toni Bustamante, Kanani K Butterbaugh, Michelle Cabrera, California Agrability Project, Living with Arthritis, Cal Christine Carr, Caruthers Unified School District, Barbara Cayce, Cazares Terrace, Cedar Courts, Center Multicultural Cooperation, Central Unified School District, Centro La Familia Advocacy Services, Jessica A Cerrillo, Antonette M Chavez, Sergio Chavez-Soto, C Coalinga, Coalinga-Huron Unified School District, Kenneth Cobarrubias, Computer Labs, Consumer Advocacy for Health Care Services, Samuel A DelaPeña, Department of Behavioral Health, DeSoto Gardens, Susana Diaz, Roseann Dominguez, Michael Duarte, Miguel Eiderberry at Bethel, Dorcen T Eley, Emergency Housing, Employment Development Department, Employment Training, Anthony E Sufficiency (FSS) Program, Tiana A Favila, Firebaugh Elderly, Firebaugh Family Apartments, Firebaugh-Las Delas Unified School District, Fresno Adult School, Fresno Building Healthy Communities, Fresno Center for New Americans, Fresno City College, Fresno Health, Fresno County Department of Social Services, Fresno Healthy Communities Access Partners (HCAP), Fresno Housing Education



Police Activities League (PAL), Fresno Unified School District, Frant, Andrea Garcia, Ilda Garcia, Irma Garcia, Vincent Garcia, Garcia Gonzalez, Douglas P Graham, Granada Commons, Steven Guajalva, Gary Grinstead, Daniel Guerra, Laura Hall, Tracewell Hanna, Foundation, Ronald Hoarne, Helm House, Helsem Terrace, Nicole Henson, Highway City, Aysha R Hills, Larry Hinojosa, Cherie H, H Huey, Huron Apartments, Christina L. Husbands, Aurora Ibarra, Julio Ibarra, Inyo Terrace, Marc Jesse, Brandi M Johnson, Mir Kings Canyon Unified School District, Kings River Commons, Kingsburg Unified School District, Lucille S Kirchman, Charles K Prevention, Learn2Earn, Valerie Leaskott, Carol Lowman, Wendi Long, Juan J Lopez, Maria R Lopez, Elizabeth Lopez-Sierra, Low Rosalie Maldonado, Maldonado Plaza, Tiffany B Mangum, Marcelli Terrace, Nancy Mares, Marion Villas, Mariposa Meadows, Mar Lawrence D Marx, Mayfair, Randall J McClurg, Marcella L McIntosh, Cheryl Mello, Memorial Village, Mendota Apartments, Mend Metissa Mikel, Mid Valley Disposal, Minkler, Richard L Minor, Monmouth, Monte Vista Terrace, Elba Morales, My Mona, Moon Sarah Nusser, Nutrition Programs, Patrick J O'Neal, Oak Grove, Christopher Olague, Old Fig Garden, Orange Cove, Orchard At School District, Dona Pearson, Richard Pena, Jim Petty, Pinedale Apartments, Planned Parenthood, Poverello House, Prather, Prev Quintero, Marie Quan-Horn, Raisin City, Samuel Ramos, Reedley, Renaissance at Alta Monte, Renaissance at Santa Clara, Renaissance Center for Survivors of Sexual Assault and Family Violence, Resources for Independence, Central Valley, Restorative and Preventive Mary H Rodriguez, Kendra Rogers, Rolinda, Sergio Romquillo, Deanna Ross, Stephen Ruiz, Rural Tobacco Education Program, San District, Michael A Sarrinana, Craig Scharlton, Scholarships, Reverend Rueben A Scott, Selma Unified School District, Sequoia Court San, Labony Souvannasane, Squaw Valley, Terrie Stress, Sunnyside, Sunset Terrace, Andrea D Sykes, Tarpey Village, Jermaine Ta Doni K Triax, Marguerite L U'u, United Way of Fresno County, University of California Cooperative Extension, USDA Summer B Vasquez, Oswaldo Vera, Angela Verdialdez, Lesley C Verret, Veterans Affairs, Myrel L Vicory-Jones, Victoria Vigil, Viking Village, West Park, Women, Infants, and Children (WIC), Katherine Walton, Kelly White, Teresa M White, Alondra N Williams, Aryca Williams Apartments, Sheng Xiong, Yia Yang, Denise Ybarra, Yosemite Village, Youth Financial Education, Youth Leadership Institute, Jesse A Andersen, Anger Management (Healthy Thinking and Communication), Anthem Blue Cross, Reneeta Anthony, Dawnmarie App Babies First, Gracie Bachicha, Lupie Banuelos, Esmeralda Barajas, Gary Barragan, Lisa S Bechtel, Steven Bedrosian, Melva A Beltran Quincy Boren, Bowles, Boys & Girls Clubs of Fresno County, Richard R Bradley, Breast Cancer Awareness, David T Brenner, Brid with Arthritis, California State University, Fresno, Calya, Charles Campbell, Richard Cantu, Tiffany Cantu, Cantua Creek, Roger Cal Cooperation, Conterville, Central California Blood Center, Central California Legal Services, Central California Regional Obesity Chavez-Soto, Children's Services Network, Shanence Childress, Citrus Gardens, CityView @ Van Ness, Clinica Sierra Vista, Clinix Health Care Services, Fidel Contreras, Helen J Cooley, Marizol Cortez Alvarado, Rebecca Craig, Ruth Cuesy Martinez, Daylon Squa Duarte, Miguel A Duarte Cordova, Angela Dundore, Dunlap, Easton, Economic Opportunities Commission, Jennifer L Edwards, El Anthony Esparza, Every Neighborhood Partnership, Exceptional Parents Unlimited, Fairview Heights Terrace, Family Education Center School District, First S Fresno County, Terry Fleeting, Food Bank, Fort Washington, Fowler Unified School District, Yvette R Franco-B Fresno Council on Child Abuse Prevention (FCCAP), Fresno County Department of Behavioral Health, Fresno County Department Education Corps, Fresno Interdenominational Refugee Ministries (FIRM), Fresno Madera Continuum of Care, Fresno Metro Minist Garland Gardens, Cynthia Garza, Kandy Gentry, Girl Scouts of Central California, Go Section 8, Brandon Gonzalez, Christina A G Hamrahan, Steven Haya, Desiree Haynes, Head Start, Heald College, Health Education, Health Empowerment & Support, Health Equity, A



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.

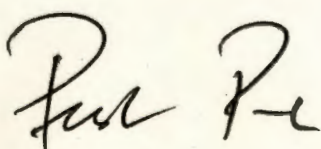
But Fresno Housing Authority is about more than bricks and mortar. We are about education, nutrition, safe play, civic pride, and family sustainability. We are about economic development and neighborhood revitalization — meeting the needs of both the people who want to live and work in downtown Fresno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



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.

Forging a Path to Vibrant Futures

throughout Fresno, the San Joaquin Valley, and California

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*.



Fostering a Sense of Place

in the city of Fresno and across Fresno County

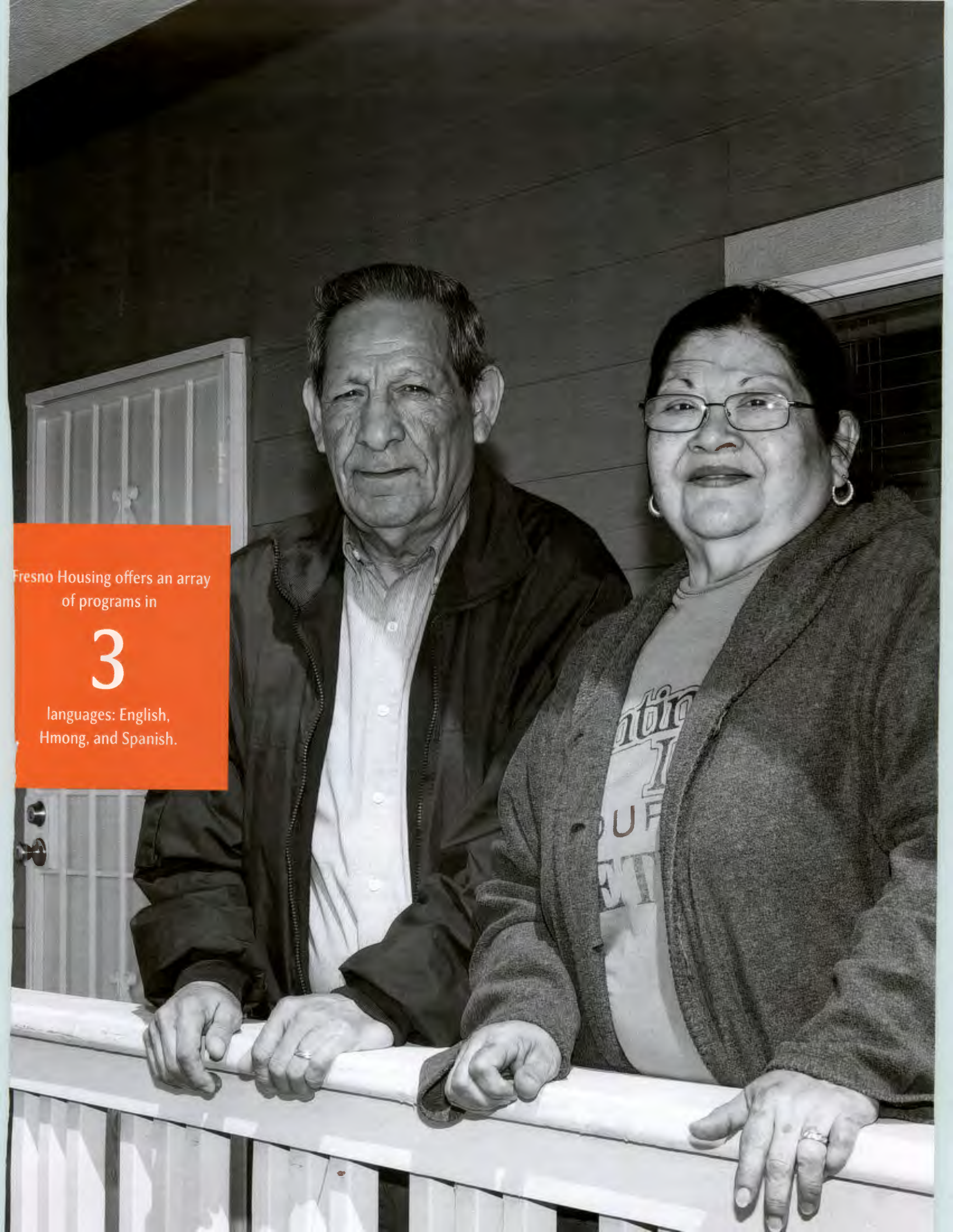
For too long, public housing has been perceived as either a last resort, a public burden, or an unwanted neighbor. Residents often felt little pride living in housing subsidized by the government — and sometimes with good reason, as properties fell into disrepair and public services lacked resources 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**.





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
Renovation, 2012, 2013

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

Housing for Success

Parc Grove Commons, Fresno

363 Apartments (2, 3, 4 Bedrooms)

New Construction, 2012, 2014

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.

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."*

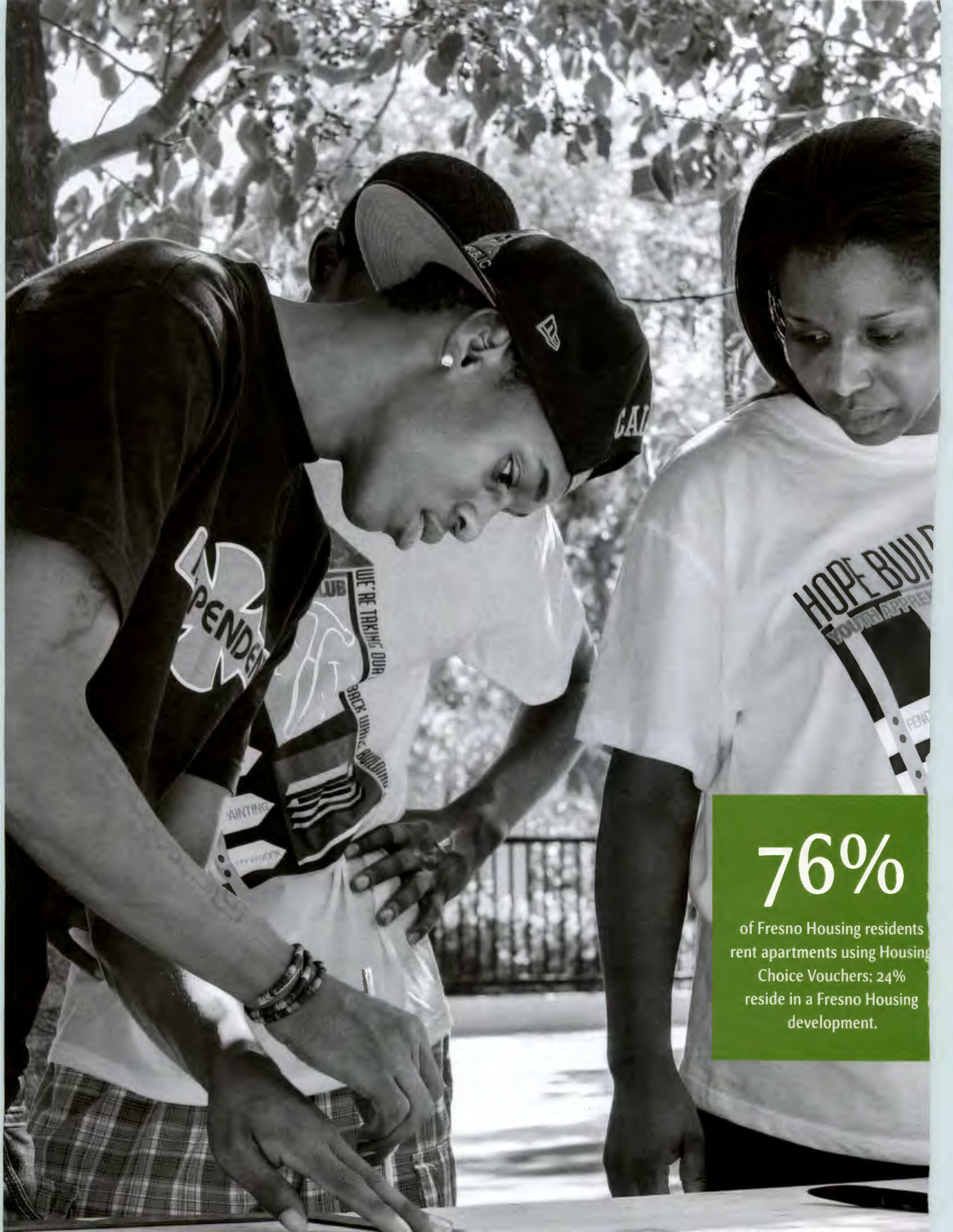
The site planning, design, and selection of environmentally-appropriate materials and energy saving devices enabled Granada Commons to score a high GreenPoint rating.

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.





76%

of Fresno Housing residents
rent apartments using Housing
Choice Vouchers; 24%
reside in a Fresno Housing
development.

Establishing a Place of Opportunity

by Engaging Fresno Housing Residents

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*.

Establishing a Place of Opportunity

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.



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 preschoolers 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.

Establishing a Place of Opportunity

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

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* delivers 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 instrumental in encouraging young residents

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.

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."

Housing that Works for Fresno

Designed to Support Families, Strengthen Neighborhoods, and Build Vibrant Communities



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 of success.

"I think anybody — given the chance — is resilient. You can dig out, but you need that opportunity."

Stories of Families: Adversity, Pers

With Housing Problems Solved, Residents throughout Fresno County Fo



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

*A home
where kids
can read a
book or play*

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."

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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

*A home
where a family
thrives*

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."*

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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 —

*A home
with a small
town feel*

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.

o 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

everance, Support, and Success ...

ocus on Working, Learning, Raising Families, and Looking to the Future

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

A home that focuses on ABCs and 1-2-3s

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*

A home that supports independence

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."*

A home that is much more than shelter

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."*



about living at Yosemite Village is that everyone watches out for each other and the programs keep the kids off the street and keep their minds positive,

\$250
million

in real estate and property
assets house 4,000 families
across Fresno County

60
partnerships

provide programs and
services for children, youth,
and adults



3,800
landlords

partner with Fresno Housing,
renting quality apartments to
qualified tenants

5%

of Fresno County residents
(and 14% of renters) are in
Fresno Housing Authority

Building from a Place of

A Range of Development Approaches

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

Strength, for Generations Yet-To-Be ...

... Bring Vision, Values, Capacity, and Investment to a Range of Situations

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.

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.

Building in downtown Fresno

CityView @ 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 CityView @ 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



Fresno Housing Authority

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.



agement (Healthy Thinking and Communication) Anthem Blue Cross Reneeta Anthony Dawnmarie Applegate Elizabeth A Aragon
 ba Lupie Banuelos Esmeralda Barajas Gary Barragan Lisa S Bechtel Steven Bedrosian Melva A Beltran Theresa B Benavidez Scott
 Boys & Girls Clubs of Fresno County Richard R Bradley Breast Cancer Awareness David T Bremner Bridges of Florence Brierwood
 State University Fresno Calwa Charles Campbell Richard Cantu Tiffany Cantu Cantua Creek Roger Cardoza Cardella Courts
 erville Central California Blood Center Central California Legal Services Central California Regional Obesity Prevention Program
 n's Services Network Shaniece Childress Citrus Gardens CityView @ Van Ness Clinica Sierra Vista Clovis Unified School District
 del Contreras Helen J Cooley Marizol Cortez Alvarado Rebecca Craig Ruth Cuesy Martinez Dayton Square Del Rey Apartments
 parte Cordova Angela Dundore Dunlap Easton Economic Opportunities Commission Jennifer L Edwards El Cortez Apartments
 Every Neighborhood Partnership Exceptional Parents Unlimited Fairview Heights Terrace Family Education Centers Family Self-
 First 5 Fresno County Terry Fleeting Food Bank Fort Washington Fowler Unified School District Yvette R Franco-Esqueda Philip
 ouncil on Child Abuse Prevention (FCCAP) Fresno County Department of Behavioral Health Fresno County Department of Public
 Corps Fresno Interdenominational Refugee Ministries (FIRM) Fresno Madera Continuum of Care Fresno Metro Ministries Fresno



lens Cynthia Garcia Kandy Gentry Girl Scouts of Central California Go Section 8 Brandon Gonzalez Christina A Gonzalez Maria
 en Hava Desiree Haynes Head Start Heald College Health Education Health Fitness and Sports Healthy Smiles Mobile Dental
 OPE (Helping Others Pursue Excellence) Builds U.S. Department of Housing and Urban Development (HUD) Crystal Huerta Janice
 on Ashley J Johnston Adrian Jones Debbie Jones Ronald Jones Pamela Kallian Yolanda Keiser Kerman Unified School District
 ifel Terrace Lanare Labor Apartments Laton Joint Unified School District Annette Lazzareschi Lead Poisoning Education and
 ume Energy Payment Assistance Program Timothy Lowe Clayton E Lucas Amber Lujano Roberto Luna Magill Terrace Malaga
 on Center Paul Marquez Steve Marta Denise Martinez Hortencia Martinez Juanita Martinez Laura Martinez Radik Martirosoyan
 Labor Housing Mendota Unified School District Mendoza Terrace Mental Illness Support Groups Mentoring Mercey Hot Springs
 Apartments Christine Muro Shonda Nance Alicia Navarro Blanca F Navarro Tracy Navarro Nancy Nelson Angelina Nguyen
 Melissa Ortiz Pacific Gardens Parc Grove Commons Lori Padilla Parkside Apartments Parlier Migrant Center Parlier Unified
 ucation Presentations Alisha Prewitt David A Price Rosemary Price Preston M Prince Laurena R Psenner Gloria Pulido Audrey
 nity Judith Renna Craig S Reppe Resident Opportunities and Self-Sufficiency (ROSS) Resident Services Program (RSP) Resource
 Treatment Rios Terrace Riverdale Unified School District Laura Robison Sylvia Rocha Eduardo Rodriguez Marcelino Rodriguez
 utherford Stacy Sablan Celia Salazar Cynthia Salery San Joaquin Apartments San Ramon Alisa Sanchez Sanger Unified School
 Lake Gary Shipman Shockley Terrace Eddie Short Sierra Plaza Sierra Pointe Sierra Terrace Carmen Silva Brenda L Smith Sang
 Terrace Aggie Thao Zang Thao The Children's Movement Zara Thomas Three Rocks Kathleen T Tickel Tollhouse Tranquility
 gram Jorge Valdez Jeffrey Vanderdussen Jennifer Vanderdussen Hlee Vang Houa Vang Phoua Vang Rachel Vasquez Theresa
 Mar Melissa Wagner Judith Walkingstick Deborah Weaver Wedgewood Commons Lowell Weese Tanesha Welch David Wells
 ly Williams Geneva Williams Joshua S Williams Della M Wilson Elliot G Wingfield Jasmine Wingfield Julie Woodard Woodside
 Rachel Zuloaga Agency on Aging Crystal Aldape Jacqueline Alejandro Elena Alonso Brittany Alvara Monica H Alvarado Nancy
 Elizabeth A Aragon Josefina Arias Orelis M Ascencio Assistive Technology Services for Elderly and Disabled Auberry Fidel Avila
 B Benavidez Scott Berry Big Creek Biola Apartments Birth Control, Contraceptives and Family Pact Jo Ann Bliss Alex Bogdanov
 rence Brierwood Frances L Bunn Toni Bostamante Kanani K Boterbaugh Michelle Cabrera California Agrability Project Living
 rdella Courts Christine Carr Caruthers Unified School District Barbara Cavey Cazares Terrace Cedar Courts Center Multicultural
 m Program Central Unified School District Centro La Familia Advocacy Services Jessica A Cerrillo Antonette M Chavez Sergio
 School District Coalinga Coalinga-Huron Unified School District Kenneth Cobarrubias Computer Labs Consumer Advocacy for
 ey Apartments Samuel A DolaPuña Department of Behavioral Health DeSoto Gardens Susana Diaz Roscann Dominguez Michael
 apartments Elderberry at Bethel Doreen T Eley Emergency Housing Employment Development Department Employment Training
 mily Self-Sufficiency (ESS) Program Tiana A Favila Firebaugh Elderly Firebaugh Family Apartments Firebaugh-Las Deltas Unified
 Philip Freeman Fresno Adult School Fresno Building Healthy Communities Fresno Center for New Americans Fresno City Collegio
 lic Health Fresno County Department of Social Services Fresno Healthy Communities Access Partners (HCAP) Fresno Housing
 and Police Activities League (PAL) Fresno Unified School District Friant Andrea Garcia Ilda Garcia Irma Garcia Vincent Garcia
 Maria Gonzalez Douglas P Graham Granada Commons Steven Grijalva Gary Grinstead Daniel Guerra Laura Hall Tracewell
 del Foundation Ronald Hays Helen Hays Helen Hays-Harris Helen Hays-Harris Helen Hays-Harris Helen Hays-Harris Helen Hays-Harris



FRESNO VIBRANT
COMMUNITIES
QUALITY HOUSING
AUTHORITY ENGAGED
RESIDENTS

Fresno Housing Authority

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Impact on Fresno County Supervisory District 5 – Supervisor Debbie Poochigian

The People

The work of the Fresno Housing Authority is to create and sustain vibrant communities by providing quality housing and empowering residents to achieve their educational and economic goals.

- *Fresno Housing Authority serves over 2,600 residents who live in Fresno County Supervisory District 5 – of those, over 1,300 are children. (Both agencies combined.)*
- *Fresno Housing Authority owns and manages one housing development in Fresno County Supervisory District 5 with 40 units which serve nearly 150 residents.*
- *Fresno Housing Authority administers over 870 Housing Choice Vouchers in Fresno County Supervisory District 5 that provide housing assistance to nearly 2,500 residents. (This includes 435 "County" vouchers and 436 "City" vouchers.)*

The Places

Fresno Housing Authority develops and expands the availability of quality affordable housing options throughout Fresno County by growing and preserving appropriate residential assets and increasing housing opportunities for low-income residents.

Multi-family apartment complexes that are currently owned and managed by the Fresno Housing Authority in Fresno County Supervisory District 5 include:

- *Viking Village, Fresno*

Development Activity in District 5:

- **Rental Assistance Demonstration (RAD).** In early 2013 Fresno Housing Authority was chosen to participate in RAD, a Housing and Urban Development Department (HUD) initiative. RAD has enabled Fresno Housing Authority to substantially rehabilitate properties in District 5 including—*Viking Village*. Completion of all RAD units is expected for summer 2015.

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Fresno Housing Impact on the County of Fresno

The People

The work of the Fresno Housing Authority is to create and sustain vibrant communities by providing quality housing and empowering residents to achieve their educational and economic goals.

- Fresno Housing serves
 - 50,000 residents
 - 17,000 families
 - 24,000 children (18 years and younger)
 - 1,900 seniors
- Fresno Housing serves 12,000 residents that reside in more than 4,000 multifamily developments owned and managed by Fresno Housing.
- Fresno Housing administers nearly 13,000 Housing Choice Vouchers which serves 38,000 individuals throughout Fresno County.
- Fresno Housing serves fourteen percent of the county's entire renter population.
- A majority of the residents served by the Fresno Housing Authority have an income at 30 percent or below the Area Median Family Income.

The Places

Fresno Housing Authority develops and expands the availability of quality affordable housing options throughout the county of Fresno by growing and preserving appropriate residential assets and increasing housing opportunities for low-income residents. Some of the newer demonstrations and properties serving the residents of the county of Fresno include:

Development Activity in the County of Fresno:

- **Rental Assistance Demonstration (RAD):** In early 2013 Fresno Housing Authority was chosen to participate in RAD—Housing and Urban Development Department (HUD) initiative, that was authorized in 2012. RAD enables Fresno Housing Authority to substantially rehabilitate ten properties throughout Fresno County, three in Orange Cove and three in Mendota. RAD properties are—Cedar Courts, Inyo Terrace, Kuffel Terrace, Kuffel Terrace Annex, Mendota Family Apartments, Mountain View Apartments, Rios Terrace and Viking Village. Completion of all RAD units is expected for summer 2015.
- **Firebaugh:** Fresno Housing Authority is currently in the process of developing a much needed 30-unit apartment complex for senior citizens called Firebaugh Gateway Apartments. The

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complex will have a community building with a computer lab, multipurpose room for social gatherings and entertainment and landscaped green area, so the residents can enjoy the outdoors.

- **Reedley:** In December 2014, Fresno Housing completed a 60-unit apartment complex called Kings River Commons. Kings River Commons is an affordable housing community consisting of 60 units of multi-family apartments comprised of 32 two-bedroom and 28 three-bedroom units on approximately 4.90 acres located at 2020 E. Dinuba Ave in Reedley, CA. All 60 units are income restricted to residents earning 30-60% of the Area Median Income. The community building includes a fully furnished community space with television and video capabilities, fitness center, computer lab, kitchen, and manager office space. The development will also include a pool, bbq/picnic areas and a tot lot area with play equipment for the use of all residents.
- **Kingsburg:** Marion Villas Apartments is a 46 unit low income senior development in Kingsburg and is expected to be completed in spring 2015. Marion Villas Apartments will serve senior citizen residents and their needs by providing high quality affordable housing with modern amenities and on-site services. The one and two bedroom apartment units offer contemporary living for residents that include modern kitchens, bathrooms, storage space and balconies overlooking the neighborhood and courtyards. The Community Room will have ample space for educational and resident services programs along with the kitchen and lounge area. The project will be financed with tax credit equity derived from an allocation of 9% Low Income Housing Tax Credits, County of Fresno HOME Funds and a Fresno Housing Authority Loan.

The Partnerships

Fresno Housing Authority collaborates with various federal and state agencies, as well as community organizations to maximize opportunities for residents to access quality affordable housing. Some of the key partnership work includes:

- **Building Neighborhood Capacity Program (BNCP).** Fresno's El Dorado Park and Southwest neighborhoods historically have faced barriers to revitalization. Fresno Housing Authority partnered with the city of Fresno to participate in the BNCP program, which will help revitalization of these two communities by providing research and technical assistance from the Center for the Study of Social Policy as well as grant funding to build the capacity of residents and community-based organizations.
- **Breaking the Cycle of Homelessness.** Based on the "point-in-time" report, there are over 4,300 homeless individuals in the city of Fresno. Fresno Housing Authority is coordinating efforts with the city of Fresno, County Department of Behavioral Health, the Department of Veteran Affairs, Fresno First Steps Home, and many other partner organizations, in addressing the issue of homelessness. Through the Veterans Affairs Supportive Housing (VASH) program, Fresno Housing Authority provides housing to nearly 145 previously homeless veterans and their families. Fresno Housing Authority has also housed over 60 homeless individuals through the Homeless Prevention and Rapid Re-Housing and over 160 individuals through Shelter Plus Care

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programs. In 2012, following the “Housing First” approach, Fresno Housing Authority opened the “Renaissance” properties—120 units of permanent and supportive housing.

- **Expanding Educational Opportunities.** Partnering with various organizations and local education institutions has led to a variety of educational opportunities for Fresno Housing Authority residents and their children. Some of Fresno Housing Authority’s partners who play a tremendous role in the educational arena for the residents include—city of Fresno, First Five, Fresno Unified School District, Economic Opportunity Commission (EOC), and many others. Programs and initiatives that provide guidance to Fresno Housing Authority’s families to achieve academic and professional success, include Mayor’s Learn2Earn Adult Education Initiative, Fresno Unified’s Parent Portal, Head Start and many others. Through these collaborative efforts, Fresno Housing Authority families are able to obtain their GEDs, additional workforce training and stay on top of their children’s academic achievements.
- **Children are Fresno Housing Authority’s Priority.** Fresno Housing Authority is committed to creating a better future for the children. Of the 50,000 people that Fresno Housing Authority serves, 24,000 are children. Fresno Housing Authority is building partnerships with various organizations like city of Fresno, First Five, FUSD, Planned Parenthood, Boys and Girls Clubs, Reading and Beyond and many others to ensure the children are in good health, receive quality care and are prepared for school. For instance, together with First Five, Fresno Housing Authority has joined Children’s Movement of Fresno to fight problems like high school dropout rates, chronic absences and child obesity. Through partnership with Healthy Smiles Mobile Dental Foundation, Fresno Housing Authority is offering restorative and preventive dental treatment for young children and youth. With the help of the community partners, Fresno Housing Authority’s parents and their children are also able to take classes on nutrition, reproductive health, budgeting and saving money for college. Fresno Housing Authority is also a supporter for the Grade Level Reading Campaign. This campaign is based on the belief that schools cannot succeed alone. Engaged communities mobilized to remove barriers, expand opportunities, and assist parents in fulfilling their roles and responsibilities to serve as full partners in the success of their children are needed to assure student success. Through the leadership position at NAHRO, Preston Prince—CEO/Executive Director for the Fresno Housing Authority—has been advocating for the Campaign to become a key component of local agendas for Public Housing Authorities (PHAs) as well as nationwide.

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Impact on Fresno County Supervisory District 1 – Supervisor Brian Pacheco

The People

The work of the Fresno Housing Authority is to create and sustain vibrant communities by providing quality housing and empowering residents to achieve their educational and economic goals.

- *Fresno Housing serves over 17,000 residents who live in Fresno County Supervisory District 1 - of those, nearly 8,500 are children. (Both agencies combined.)*
- *Fresno Housing Authority owns and manages 22 housing developments in Fresno County Supervisory District 1 with 1,150 units which serve nearly 4,000 residents.*
- *Fresno Housing administers over 3,600 Housing Choice Vouchers in Fresno County District 1 that provide housing assistance to nearly 13,000 residents. (This includes 1,540 "County" vouchers and 2,060 "City" vouchers.)*

The Places

Fresno Housing Authority develops and expands the availability of quality affordable housing options throughout Fresno County by growing and preserving appropriate residential assets and increasing housing opportunities for low-income residents.

Multi-family apartment complexes that are currently owned and managed by the Fresno Housing Authority in Fresno County Supervisory District 1 include:

- *Biola Apartments, Biola*
- *Cardella Courts, Firebaugh*
- *Firebaugh Elderly, Firebaugh*
- *Firebaugh Farm Labor Housing, Firebaugh*
- *Mendoza Terrace, Firebaugh*
- *Maldonado Plaza, Firebaugh*
- *Marcelli Terrace, Fresno*
- *DeSoto Gardens, Fresno*
- *Fairview Heights, Fresno*
- *Garland Gardens, Fresno*
- *Yosemite Village, Fresno*
- *Mariposa Meadows, Fresno*
- *Sequoia Courts, Fresno*
- *Sierra Plaza, Fresno*

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- *Sierra Terrace, Fresno*
- *Renaissance at Trinity, Fresno*
- *Helsem Terrace, Kerman*
- *Mendota Farm Labor Housing, Mendota*
- *Mendota Family Apartments, Mendota*
- *Rios Terrace, Mendota*
- *San Joaquin Apartments, San Joaquin*
- *Taylor Terrace, San Joaquin*

Development Activity in District 1:

- **Rental Assistance Demonstration (RAD).** In early 2013 Fresno Housing Authority was chosen to participate in RAD, a Housing and Urban Development Department (HUD) initiative. RAD has enabled Fresno Housing Authority to substantially rehabilitate properties in District 1 including—*Mendota Family Apartments and Rios Terrace in Mendota*. Completion of all RAD units is expected for summer 2015.
- **Firebaugh.** Fresno Housing Authority is currently in the process of developing a much needed 30-unit apartment complex for senior citizens called Firebaugh Gateway Apartments. The complex will have a community building with a computer lab and a multipurpose community room for resident engagement activities.

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Impact on Fresno County Supervisory District 2 – Supervisor Andreas Borgeas

The People

The work of the Fresno Housing Authority is to create and sustain vibrant communities by providing quality housing and empowering residents to achieve their educational and economic goals.

- *Fresno Housing serves more than 7,500 residents who live in Fresno County Supervisory District 2 – of those more than 3,600 are children. (Both agencies combined.)*
- *Fresno Housing Authority owns and manages two multi-family apartment complexes in Fresno County Supervisory District 2 with 112 units which serve nearly 350 residents.*
- *Fresno Housing Authority administers nearly 2,500 Housing Choice Vouchers in Fresno County Supervisory District 2 that provide housing assistance to more than 7,200 residents. (This includes 1,017 “County” vouchers and 1,447 “City” vouchers.)*

The Places

Fresno Housing Authority develops and expands the availability of quality affordable housing options throughout Fresno County by growing and preserving appropriate residential assets and increasing housing opportunities for low-income residents.

Multi-family apartment complexes that are currently owned and managed by the Fresno Housing Authority in Fresno County Supervisory District 2 include:

- *Pinedale Apartments, Fresno*
- *San Ramon Apartments, Fresno*

Development Activity in District 2:

- **San Ramon Apartments, Fresno:** The San Ramon development was completely renovated in just six months by the Fresno Housing Authority. The renovations consist of 32 two bedroom units, new landscaping, interior and exterior designs and improved amenities for residents seeking quality, affordable housing. The improvements to San Ramon Apartments contribute to the transformation of the Eldorado Park neighborhood. The neighborhood has recently seen transformation through neighborhood planning to reduce crime and encourage engagement of residents led by the El Dorado Community Leaders, a group of residents who work to organize residents to work together for positive changes in the neighborhood.

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Impact on Fresno County District 3 – Supervisor Henry Perea

The People

The work of the Fresno Housing Authority is to create and sustain vibrant communities by providing quality housing and empowering residents to achieve their educational and economic goals.

- *Fresno Housing serves over 17,200 residents who live in Fresno County Supervisory District 3 – of those, nearly 8,600 are children. (Both agencies combined.)*
- *Fresno Housing Authority owns and manages nine housing developments in Fresno County District 3 with over 450 units, serving nearly 1,200 residents.*
- *Fresno Housing Authority administers nearly 4,900 Housing Choice Vouchers in Fresno County Supervisory District 3 that provide housing assistance to over 16,000 residents. (This includes nearly 1,990 “County” vouchers and 2,890 “City” vouchers.)*

The Places

Fresno Housing Authority develops and expands 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.

Multi-family apartment complexes that are currently owned and managed by the Fresno Housing Authority in Fresno County Supervisory District 3 include:

- *Cedar Courts, Fresno*
- *Inyo Terrace, Fresno*
- *Monte Vista Terrace, Fresno*
- *Pacific Gardens, Fresno*
- *Renaissance at Alta Monte, Fresno*
- *Renaissance at Santa Clara, Fresno*
- *Parc Grove Commons, Fresno*
- *CityView @ Van Ness, Fresno*
- *Bridges at Florence, Fresno*

Development Activity in District 3:

- **CityView @ Van Ness:** CityView @ Van Ness opened in January 2015. The development offers stylish, affordable housing in downtown Fresno and includes access to fitness equipment,

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parking, and community space. CityView @ Van Ness represents quality affordable housing and contributes to the revitalization efforts of downtown Fresno.

- **Bridges at Florence, Fresno:** Bridges at Florence Apartments represents affordable senior housing in southwest Fresno. The development includes picnic areas, community garden and a community building for resident engagement activities.
- **Rental Assistance Demonstration (RAD):** In early 2013 Fresno Housing Authority was chosen to participate in RAD, a Housing and Urban Development Department (HUD) initiative. RAD has enabled Fresno Housing Authority to substantially rehabilitate properties in District 3 including—*Cedar Courts*. Completion of all RAD units is expected for summer 2015.

Fresno Housing Authority

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Impact on Fresno County Supervisory District 4 – Supervisor Buddy Mendes

The People

The work of the Fresno Housing Authority is to create and sustain vibrant communities by providing quality housing and empowering residents to achieve their educational and economic goals.

- *Fresno Housing Authority serves nearly 4,400 residents who live in Fresno County Supervisory District 4 – of those, nearly 2,200 are children. (Both agencies combined.)*
- *Fresno Housing Authority owns and manages 18 housing developments in Fresno County Supervisory District 4 with nearly 1,000 units which serve nearly 2,000 residents.*
- *Fresno Housing Authority administers nearly 700 Housing Choice Vouchers in Fresno County Supervisory District 4 that provide housing assistance to nearly 2,400 residents. (This includes nearly 260 “County” vouchers and 407 “City” vouchers.)*

The Places

Fresno Housing Authority develops and expands the availability of quality affordable housing options throughout Fresno County by growing and preserving appropriate residential assets and increasing housing opportunities for low-income residents.

Multi-family apartment complexes that are currently owned and managed by the Fresno Housing Authority in Fresno County Supervisory District 4 include:

- *Del Rey Apartments, Del Rey*
- *Magill Terrace, Fowler*
- *Cazares Terrace, Huron*
- *Huron Apartments, Huron*
- *Laton Apartments, Laton*
- *Kuffel Terrace, Orange Cove*
- *Mountain View Apartments, Orange Cove*
- *Citrus Gardens, Orange Cove*
- *Orchard Apartments Parlier*
- *Oak Grove Apartments, Parlier*
- *Parlier Migrant Center, Parlier*
- *Sunset Terrace, Reedley*
- *Kings River Commons, Reedley*
- *Elderberry Senior Apartments, Sanger*

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- *Memorial Village, Sanger*
- *Wedgewood Commons, Sanger*
- *Cordova Apartments, Selma*
- *Shockley Terrace, Selma*

Developments Activity in District 4:

- **Reedley:** Kings River Commons opened in December 2014. The development consists of 60 multi-family apartments comprised of 32 two-bedroom and 28 three-bedroom units located at 2020 E. Dinuba Ave in Reedley, CA. All 60 units are income restricted to residents earning 30-60% of the Area Median Income. The community building includes a fully furnished community space with television and video capabilities, fitness center, computer lab, kitchen, and manager office space. The development includes a pool, bbq/picnic areas and a tot lot area with play equipment for residents to enjoy.
- **Kingsburg:** Marion Villas Apartments is a low income senior housing development consisting of 46 units and is located in Kingsburg at the intersection of Marion Street and Ellis Street. Marion Villas Apartments will serve senior citizen residents by providing high quality affordable housing with modern amenities and on-site services. The one and two bedroom apartment units offer contemporary living for residents that include modern kitchens, bathrooms, storage space and balconies overlooking the neighborhood and courtyards. The Community Room will have ample space for educational and resident services programs along with the kitchen and lounge area. The project will be financed with tax credit equity derived from an allocation of 9% Low Income Housing Tax Credits, County of Fresno HOME Funds and a Fresno Housing Authority Loan.

Fresno Housing Authority

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Impact on Fresno County Supervisory District 5 – Supervisor Debbie Poochigian

The People

The work of the Fresno Housing Authority is to create and sustain vibrant communities by providing quality housing and empowering residents to achieve their educational and economic goals.

- *Fresno Housing Authority serves over 2,600 residents who live in Fresno County Supervisory District 5 – of those, over 1,300 are children. (Both agencies combined.)*
- *Fresno Housing Authority owns and manages one housing development in Fresno County Supervisory District 5 with 40 units which serve nearly 150 residents.*
- *Fresno Housing Authority administers over 870 Housing Choice Vouchers in Fresno County Supervisory District 5 that provide housing assistance to nearly 2,500 residents. (This includes 435 “County” vouchers and 436 “City” vouchers.)*

The Places

Fresno Housing Authority develops and expands the availability of quality affordable housing options throughout Fresno County by growing and preserving appropriate residential assets and increasing housing opportunities for low-income residents.

Multi-family apartment complexes that are currently owned and managed by the Fresno Housing Authority in Fresno County Supervisory District 5 include:

- *Viking Village, Fresno*

Development Activity in District 5:

- **Rental Assistance Demonstration (RAD).** In early 2013 Fresno Housing Authority was chosen to participate in RAD, a Housing and Urban Development Department (HUD) initiative. RAD has enabled Fresno Housing Authority to substantially rehabilitate properties in District 5 including—*Viking Village*. Completion of all RAD units is expected for summer 2015.

The Work

The Fresno Housing Authority helps more than 16,000 low, very low, and moderate income families, including seniors and the disabled, afford safe and quality housing. The agency administers diverse affordable housing and homeless programs funded by the U.S. Office of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), and the State of California. These programs help defray housing costs for residents of the city and county of Fresno with incomes substantially below the regional median income levels.

The Programs

Fresno Housing Authority, employing about 240 staff members, administers programs and services for residents in the city and county of Fresno. The agency owns, manages and subsidizes approximately 4,000 units of quality rental housing dispersed throughout the city and county, and provides rental assistance to an additional 12,500 qualified households through the Housing Choice Voucher program (previously known as Section 8). Fresno Housing Authority works with nonprofit and for-profit developers to expand the supply of affordable housing and also purchases and manages numerous affordable, multi-family housing developments throughout the city and county. Additionally, Fresno Housing Authority supports its residents to become employable through programs such as Family Self Sufficiency (FSS) and Resident Opportunities for Self-Sufficiency Program (ROSS).

The Strategies

With a mission to create and sustain vibrant communities throughout Fresno County, the Housing Authority focuses on four overarching strategies:

- developing and maintaining quality affordable housing for low-income residents throughout the city and county;
- designing, implementing, and sustaining exceptional programs that invest in residents and program participants to become self-sufficient;
- leading, encouraging, and building partnerships with local, regional, and national organizations to promote policies that build community; that increase and enhance affordable housing options; and that provide programs that reflect and support the needs of participants; and
- generating public will to address the housing needs of low-income households by contributing to effective statewide and national advocacy efforts and by leading local and regional programs that educate and encourage residents of Fresno County to have a voice in housing and civic issues.

Fresno Housing Authority is a public agency that helps more than 16,000 low-, very low-, and moderate-income families throughout the city and county of Fresno afford housing and the opportunity to live in diverse, vibrant neighborhoods. Fresno Housing Authority is the 5th largest housing authority in California and one of the 60 largest in the United States. Housing authorities play a crucial role in driving community revitalization by creating and renovating affordable housing, attracting private investment, and developing innovative programs that support self sufficiency. Fresno Housing Authority is led by a Board of Commissioners appointed by the Mayor of Fresno and the Fresno County Board of Supervisors.

About the Fresno Housing Authority

Q *What is the Fresno Housing Authority?*

A The Fresno Housing Authority helps more than 16,000 low and moderate income families, including seniors and the disabled, afford safe and quality housing. Fresno Housing is a cooperation between two public agencies, The Housing Authority of Fresno County and the Housing Authority of the City of Fresno. Each operate individual programs but share administrative functions to capture efficiencies.

Q *What does the Housing Authority do?*

A It administers many affordable housing and homeless programs funded by the U.S. Office of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), and the State of California. The agency's mission is to build strong communities by providing quality housing and empowerment opportunities to eligible families in partnership with community resource providers.

Q *How does the Housing Authority help Fresno residents afford quality housing?*

A The Housing Authority manages a variety of programs that help offset the housing costs of Fresno residents with incomes substantially below the local median income. The Housing Authority also works with nonprofit and for-profit developers to expand the supply of affordable housing and also purchases and manages numerous affordable multi-family housing developments throughout the city and county. Additionally, the Housing Authority supports residents as they work to improve their employability through programs such as Family Self Sufficiency (FSS), among others.

Q *Who is in charge of the Housing Authorities of the City and County of Fresno?*

A The Fresno Housing Authority is led by two Boards of Commissioners – the Board of Commissioners of the Housing Authority of the City of Fresno and the Board of Commissioners of the Housing Authority of Fresno County – each with seven members. The Executive Director of the Housing Authority reports to both boards and oversees the day-to-day operations of both agencies. Approximately 240 employees are involved in carrying out the Housing Authority's mandates and programs.

Q *Where does the Housing Authority get its funds?*

A The majority of funds come from the U.S. Office of Housing and Urban Development (HUD). HUD regulates and provides funding for most of the programs administered by the Housing Authority, including public housing, Housing Choice Vouchers (commonly known as Section 8), and Shelter Plus Care. The Housing Authority also generates income from its properties and can apply for a variety of grants as well as federal, state, and local funds to supplement its core funding. The Boards of Commissioners approves budget plans and oversees fiscal plans and expenditures.

Q *What is the average household income for families receiving assistance from the Fresno Housing Authority?*

A Sixty-two percent (62%) of households receiving assistance (vouchers or apartments) fall in the very low income category – earning less than 30% of the local median income in Fresno County. (Median income in Fresno County is approximately \$48,700; persons earning less than 30% of median income earn less than \$11,670 per year).

Q *How are self-sufficiency and independence of residents promoted and supported?*

A The Housing Authority partners with numerous organizations to provide programs, (such as youth workshops and after-school activities; parenting classes; and self-esteem, stress management, job development, financial management, budgeting/credit, early home-buyer, predatory lending, and foreclosure prevention workshops) that assist families to improve their economic and educational status. Contact the Housing Authority for more information about *Family Self-Sufficiency, Financial Education, Tutoring* programs.

Q *Where are the housing complexes that are owned and operated by the Housing Authority?*

A Apartments that are owned and managed by the Housing Authority are located in both the city and county of Fresno. For a complete list of all locations, please see the Housing Authority website (www.fresnohousing.org).

Q *How does the Housing Authority help low and moderate income families pay their rent?*

A The Housing Authority provides *Housing Choice Vouchers* which pay part of a family's rent and ensure that low and moderate income families don't pay an excessive percent of their income for housing. The Housing Authority also has programs specifically designed to address the needs of farm workers, the homeless, and residents with physical and/or mental challenges.

Q *How much of a renter's housing costs does the Housing Authority cover?*

A The amount of subsidy a family receives from the Housing Authority depends largely on the size and income of the family. In the *Housing Choice Voucher* program (Section 8), participants pay approximately 30 - 40% of their adjusted gross income in rent, and the balance of the rent amount is paid by the Housing Authority.

Q *How does someone apply for Housing Choice Vouchers or for an apartment in a Housing Authority-owned building?*

A There is currently a waiting list for Housing Authority-owned apartments and for the Housing Choice Vouchers program. For information about applying for the wait list for Housing Authority-owned apartments, call 559-445-8956; for information about the Housing Choice Voucher program, call 559-266-9941 or view the website (www.fresnohousing.org).

Q *Do some people get priority over other families waiting for apartments?*

A The Housing Authority gives preference to families and individuals such as the elderly, the disabled, veterans, and local residents, as well as those with special situations.

Q *Do people have to live in a public housing apartment to receive help from the Housing Authority?*

A No. While the Housing Authority owns and manages public housing complexes throughout Fresno County, the majority of residents helped by the Housing Authority are assisted through the Housing Choice Voucher program and live in housing that is privately owned.

Q *Do residents of Housing Authority owned apartments and Housing Choice Voucher holders have to be U.S. citizens?*

A No. Non-citizens can live in Housing Authority-owned apartments and can also live with family members who have *Housing Choice Vouchers*. At least one member of the household must be a U.S. citizen. (Rental assistance amounts reflect the number of U.S. citizens in the household).

Q *Does the Housing Authority provide special support for farm workers?*

A Yes. The Housing Authority owns farm labor housing complexes in Orange Cove, Mendota, Parlier, and Fresno. Legal residents who derive at least half of their income from farm-related sources are eligible for housing assistance in these complexes. This program is supported by grants from the Rural Development division of the U.S. Department of Agriculture.

Q *Does the Housing Authority provide support for migrant farm workers?*

A Yes. The Housing Authority manages two migrant farm worker complexes – one in Firebaugh and one in Parlier. These complexes are occupied from April through October and can be rented by farm workers who are legal residents who have a permanent home at least 50 miles away from the complex. These complexes are supported by grants from the State of California's Office of Migrant Services.

Fresno Housing Authority Programs

Housing Choice Voucher Program

The Housing Choice Voucher Program (commonly known as Section 8) is a federal rental assistance program for low-income families renting from private landlords.

Family Self-Sufficiency Program (FSS)

FSS assists Housing Authority families to access community resources to achieve economic independence, educational benefits, and self-sufficiency. Participants enter into agreements with the Housing Authority to define five-year economic goals and establish escrow accounts to be used to achieve those goals.

Resident Opportunities for Self-Sufficiency Program (ROSS)

The ROSS Program assists families living in public housing to achieve economic independence and self-sufficiency through higher education, job training, and first-time home buying support.

Housing Counseling

The Housing Counseling Agency, assists families to achieve or preserve home ownership and rental housing. Individual and group counseling includes pre- and post-purchase, homeownership mortgage delinquency, credit, financial, rental and other housing counseling services.

Shelter Plus Care

Shelter Plus Care helps disabled homeless persons with severe mental illness, AIDS, or chronic substance abuse problems find permanent, supportive housing.

Karl Falk Scholarship

The Karl Falk Scholarship provides financial assistance to help Housing Choice Voucher recipients and Housing Authority residents pay for college tuition. The scholarships are presented in honor of Karl Falk, a professor at California State University Fresno, who specialized in housing and urban revitalization and served as Chair of the Housing Authority of Fresno County.

Better Opportunities Builder, Inc. (BOB)

BOB is an independent, non-profit organization that assists local governments and the Housing Authority provide housing for low and moderate-income residents. BOB partners with the Housing Authority by administering funds related to the Low-Income Housing Tax Credit Program and the Housing Opportunities for Persons with HIV/AIDS Program. BOB shares office space with the Housing Authority.

For more information: www.fresnohousing.org

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Comfort in Numbers

HAVING GROWN UP in Thai refugee camps, Chue Mouanourtoua took advantage of an opportunity to come to the U.S. in his teens, arriving in Fresno in 1993, where he attended Clovis High School and Fresno City College before enlisting in the Navy in 1999 (serving four years stationed in San Diego).

Chue returned to Fresno about 12 years ago, earned a B.S. in mathematics at Cal State Fresno and then simultaneously began his M.S. and teaching credentials programs (also at Cal State). His wife Lee, came to the U.S. from Thailand in 1996. She stayed at home to care for the couple's six children and later attended beauty school.

The Mouanourtoua family's first introduction to the Housing Authority came when Chue's CalWORKs job counselor referred them to the agency in 2005. They entered the Section 8 Housing Choice Voucher program, which helps qualified, low-income families select and afford quality private housing, and have been receiving assistance from the Fresno Housing Authority since 2008.

Chue describes the Housing Authority's Family Self-Sufficiency (FSS) program as a "major benefit"

to his family. He has enjoyed and taken advantage of diverse workshops offered by FSS on home ownership and credit history, where he has learned about the ins and outs of purchasing a home through the 'first-time buyer program.' Though the time is not yet right for the Mouanourtouas to become homeowners, Chue's ultimate goal is to buy a home in California.

While Chue is often motivated to move beyond Fresno – a possibility given the shortage of math teachers throughout California, Chue and his family are satisfied and well situated in their current residence, which they found on the Housing Authority website. "I like it because it's quiet," Chue says, "It's a nice neighborhood. It's close to the kids' school."

As a Housing Authority resident who faces the challenges of raising a family, finding a job, and eventually buying a house, Chue says "The Fresno Housing Authority helps a lot. For me, it helps me focus on what I want and what I want to achieve. The assistance helps me have peace of mind. It helps me focus on things I want to do, and that's a big benefit."



Bringing Them All Back Home

ORIGINALLY FROM REEDLEY, California, Louis Angel moved to Fresno with his family in the early 90's at the age of nine. As he grew older, he became aware of his parents' increasing drug abuse, and any sense of a stable home environment began to collapse. During high school, he moved frequently and often lived with relatives and friends, never staying in any one place for very long. For a while, Louis fell into the drug trap and lost custody of his three daughters.

Motivated to piece his life back together and bring his children home, Louis turned to Child Protective Services (CPS) for help. Through his social worker, he learned about Section 8 Housing Choice Vouchers and the Fresno Housing Authority, which in 2007 began to provide assistance to secure his living situation. In addition to receiving financial assistance for his apartment, Louis became part of the Housing Authority's Family Self Sufficiency (FSS) program which afforded Louis numerous opportunities to grow and learn about how to save money, how to establish a successful credit record, how to become more financially independent.

A year later, when approached by the Housing Authority about the possibility of becoming a

homeowner, Louis set in motion a plan to reach that goal. He acquired his GED and completed training to become an Emergency Medical Technician. Though this career path changed course, the Housing Authority offered to pay for Louis' education to become a drug and alcohol abuse counselor. His experiences with FSS helped him see home ownership as a realistic goal.

As a result of his hard work, Louis was named the 2010 Fresno Housing Authority Participant of the Year – an award that reflects his efforts and his successes.

Louis' days are busy – he continues his studies at Fresno City College; takes his daughters – Jasmine, Casira, and Hannah – to school; works his day job; and interns ten hours per week at a drug and alcohol facility. He's training with CPS to become certified to work with social workers, and hopes for a full-time position after he completes his program. Soon, Louis will be the first person in his family to graduate college, and the first to own a home.

"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. I'm just excited that home ownership is right around the corner. I'm really excited," explained Louis.



A Place of Their Own

OFELIA RAMOS TRAVELED to the U.S. from Guanajuato, Mexico, for the first time when she was 18, accompanying her brother and father to harvest grapes in California's Central Valley. She returned many times for many other harvest seasons, until an opportunity arose that allowed her to secure legal status. Soon after, Ofelia met her husband Luis, and they started a family.

Life in the U.S. was not easy, and finding stable, clean, safe, affordable housing was probably the biggest challenge. "Many of the places we saw were poorly maintained and you couldn't get landlords to make repairs," explained Ofelia. While living in a small apartment in Calwa, CA (a small community about four miles from downtown Fresno), neighbors informed the Ramoses of a program in Fresno called the Housing Authority that provided apartments for low-income families. In 1993-4, the family moved into their first Housing Authority apartment, where they remained for eight years. As their family grew, the Housing Authority took note, offering them a newly-renovated, four-bedroom unit in 2000, which they took. Throughout those 17 years, the Ramoses say they had consistent support from the bilingual Housing Authority staff.

But the Ramoses were keenly interested in purchasing a home of their own, so they applied to

numerous agencies without success, until they learned from a Fresno Housing Authority brochure, about the Housing Authority's first time homebuyer program. With the help of Housing Authority staff, the process was explained and the paperwork got filed. Ofelia and Luis attended orientation sessions. "They taught us about credit history, interest, even a little about family cooperation. It was a little like therapy for us and the whole family got more united."

In March of 2010, the Ramos family moved into a brand new home in the Sierra Point development (a project of the Fresno Housing Authority). "This is a dream come true," Ofelia says, "after work, now I'm happy... I go and rest at my own house." She and Luis work at a recycling center; Daniel and Jessica, the two oldest children are in college; Miriam and Sonya are in local public schools. Ofelia describes their new neighborhood as a close-knit, hard-working community. "We lived comfortably in our previous Fresno Housing Authority apartments, but it's definitely better to be a homeowner," Luis adds. "Es un sueño hecho realidad, y no lo cambiaria por nada." ("It's a dream come true, and I wouldn't trade this for anything.")



A Chance to Recover

WITHOUT THE SUPPORT provided by the Fresno Housing Authority, there's a good chance that Kevin Fekety, an Army veteran in his 50s would be living on the streets. He's been there before; the Fresno resident, who has struggled with a childhood traumatic brain injury has been on and off the streets for years as he struggled to maintain employment and pursue an education. But Kevin's life turned around when he was offered an opportunity for stable housing through the federal Veteran Affairs Supportive Housing (VASH) program, administered locally through the Fresno Housing Authority. VASH is a Section 8 program that provides housing opportunities to eligible veterans. Kevin praised the opportunities it brings to veterans and stresses that success takes time and a series of small steps.

In addition to housing, Kevin receives clinical services and case management at the local V.A. hospital. This combination of secure housing and supportive services has provided the stability Kevin needed to focus on education and employment.

"It doesn't happen overnight... it takes months to stabilize... then you can move into a transition," he

explains. The VASH program provides a supportive environment, unlike other programs that, as Kevin says "factory" veterans, sending them hurriedly through the system with a minimum of support and resources. Kevin describes VASH as "a miracle;" it helped build and normalize his life in less than a year. He attributes his own healing to the veteran community – to the lives that touched his and to those he hopes he touched as well.

Connecting with housing and services through the Fresno Housing Authority in 2009 has helped Kevin achieve the stability to begin to overcome some of his challenges. He's bonded with other veterans living in his apartment complex, and he's preparing to complete his degree at Fresno State. He says the housing and services provided through the Housing Authority have helped him and other veterans break the cycle of homelessness.

"We're resilient. I think anybody – given the chance – is resilient. Given the chance, I think anybody can dig out, but you need that opportunity," Kevin clarifies.



Keeping on the Path

RAQUEL WILLIAMS, a single mother of four, moved from Tranquility, CA, to Fresno straight out of high school. She attended Fresno City College and Valley College, but dropped out as she waited to deliver her third child.

Raquel had previously participated in the Fresno Housing Authority's Section 8 Housing Choice Voucher Program, which helps low-income families afford quality housing in the private market. After her divorce, she heard about a newly-developed Fresno Housing Authority complex – Parc Grove Commons, and submitted an application. She heard there were many, many and was not optimistic: "I just thought, 'It's in God's hands – all I can do is put in the application and see what happens.'"

Less than two months later, Parc Grove became Raquel's first home as a single parent. The three-bedroom apartment provides a stable base from

which her children—Carl Jr., Jennika, Kharron, and Ianarri—can pursue their own dreams... of college and good careers. "We love the apartment," she says, "It means a lot to us. The kids like it; they're close to school."

Raquel visits the library nearby, and reads books with her youngest, Ianarri; she drops the other children off at the Community Computer Lab, where they work on school projects. Carl Jr. attends Design Science High School where he's turned his grades around and is now eagerly researching colleges. Jennika is soon to follow. Raquel works hard to keep them focused.

Her recipe for moving forward? "Stay healthy, stay strong, and keep your family close." To other families facing hard times, Raquel advises: "Know what you want for your kids as well as yourself, and stay on that path."