

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2000

HOUSING AUTHORITY OF THE COUNTY OF SAN BERNARDINO

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the County of San Bernardino

PHA Number: CA019

PHA Fiscal Year Beginning: (mm/yyyy) 10/2000

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004

[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

The HOUSING AUTHORITY OF THE COUNTY OF SAN BERNARDINO will:

Provide the low-income residents of San Bernardino safe, well-maintained, affordable housing;

*Provide assisted housing to the greatest extent possible under the law as a steppingstone to self-sufficiency**

Partner with other community service providers to assist our clients in meeting their personal goals including economic advancement, homeownership, crime-free neighborhoods, independent living, and economic self-sufficiency;

Promote deconcentration of the *economically disadvantaged*;

Make the most efficient use of federal, state, and local funds provided to the Housing Authority to assist the low income population of San Bernardino; and

Provide these services without discrimination.

** Recommended by San Bernardino County Area-Wide Resident Advisory Board*

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
 - Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments:
 - Other (list below)
 - Develop scattered sites for public housing by utilizing non-federal sources of funding:
 - Achieve deconcentration of extremely low income families by maintaining housing stock that is safe, sanitary, and services that promote economic development:
 - Expand the supply of Rental Assistance Payment vouchers for general use, and continue to develop special Section 8 programs such as the welfare-to-work voucher program:
 - Continue to promote the idea of assisted housing being a stepping stone to financial independence by expanding the case management approach to assisting clients in cooperation with other organizations assisting residents in moving from welfare-to-work:
 - Explore the possibilities of Section 8 project-based assistance: and
 - Develop more housing and services for seniors.

- PHA Goal: Improve the quality of assisted housing
 - Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below) and
 - Utilize Non-HUD replacement reserves and HOME program funds to maintain and improve Non-HUD housing units.

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards:
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below) and
Expand FSS program to welfare-to-work voucher recipients and increase turnover of existing vouchers.

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below) and
 - Reduce incidences of crime and improve relationship between residents and law enforcement services.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities:
 - Other: (list below)

- Continue relationship established with the State of California Economic Development Department: and
- Maintain funding and operations of Advantage Property Maintenance and Management, Inc. a non-profit established with State Welfare-to-Work funds (Governor's 15% WtW grant).

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

HACSB Additional Goal 1: Utilize board of commissioners, staff, and other HACSB resources in the most effective manner.

- Keep Commission informed and involved with all major program and policy decisions.
- Maintain and increase HACSB staff participation in community activities that relate to housing, homelessness, economic and educational opportunities.

HACSB Additional Goal 2: Preserve HACSB fiscal resources and utilize those resources in a manner that promotes low income housing and economic develop opportunities for residents.

- Operate the Housing Authority in a manner that generates income to maintain existing resources and develop new housing resources in a manner that is fiscally prudent and best addresses the need for low income housing in the County.
- Develop new business opportunities through the operation of a non-profit that functions both to train residents and generates enough income to sustain itself.

HACSB Additional Goal 3: Include residents in meaningful ways in the operations and planning for the Housing Authority.

- Keep Residents informed and involved with operation of public housing and tenant based assistance.
- Promote resident-based efforts to combat crime, vandalism, and fraud.

HACSB Additional Goal 4: Increase public awareness and support for Housing Authority activities and goals.

- Operate the Housing Authority in a manner that is in keeping and part of community goals and aspirations as expressed in the Consolidated Plans for those communities served by the Housing Authority.
- Provide adequate opportunity for community input into major Housing Authority policy decisions and program development.

Annual PHA Plan
PHA Fiscal Year 2000

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

See attachment A – filename: CA019a01

iii. Annual Plan Table of Contents

[24 CFR Part 903.79 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment’s name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Attachment B: Admissions Policy for Deconcentration (CA019b01)
- Attachment D: FY 2000 Capital Fund Program Annual Statement (pages 42-51)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) [the Housing Authority is a high performer]

Optional Attachments:

- Attachment C: PHA Management Organizational Chart (CA019c01)
- FY 2000 Capital Fund Program 5 Year Action Plan (pages 52-81)
- Public Housing Drug Elimination Program (PHDEP) Plan (CA019d01)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (CA019e01)
- Other (List below, providing each attachment name)
Attachment CA019a01: Executive Summary

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
✓	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
✓	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
✓	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
✓	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
✓	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
✓	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership

✓	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
✓	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
✓	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
✓	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
✓	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

COUNTY OF SAN BERNARDINO

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	33,279	4	2	3	4	2	4
Income >30% but <=50% of AMI	27,760		2	3	4	2	4
Income >50% but <80% of AMI	36,124		2	2	4	2	4
Elderly	24,000	4	4	3	4	3	4
Families with Disabilities	4,040	5	5	4	4	4	4
Race/Ethnicity Black	16,097/	5	4	2	4	2	4
Race/Ethnicity Hispanic	41,610/	4	4	2	4	2	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1999
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

CITY OF FONTANA

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	3,293	4	4	4	4	4	4
Income >30% but <=50% of AMI	3,306	4	4	4	4	4	4
Income >50% but <80% of AMI	5,001	4	3	3	4	3	4
Elderly	3,094	4	4	3	4	3	4
Families with Disabilities	3,703	5	5	4	4	4	4
Race/Ethnicity Black	2,343/	5	4	4	4	4	4
Race/Ethnicity Hispanic	7,316/	4	4	4	3	4	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

CITY OF ONTARIO

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	4,172	4	4	4	4	4	4
Income >30% but <=50% of AMI	3,916	4	4	4	4	4	4
Income >50% but <80% of AMI	6,547	4	3	3	4	3	4
Elderly	5,260	4	4	3	4	3	4
Families with Disabilities	3,703	5	5	4	4	4	4
Race/Ethnicity Black	3,078/ Black	5	4	4	4	4	4
Race/Ethnicity Hispanic	12,438/ Hispanic	4	4	4	4	4	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1995
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

CITY OF CHINO

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2,374	4	4	4	4	4	4
Income >30% but <=50% of AMI	1,198	4	4	4	4	4	4
Income >50% but <80% of AMI	1,247	4	3	3	4	3	4
Elderly	1,922	4	4	3	4	3	4
Families with Disabilities	2,977	5	5	4	4	4	4
Race/Ethnicity 740/ Black		5	4	4	4	4	4
Race/Ethnicity 4,357/ Hispanic		4	4	4	4	4	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1995
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

CITY OF RANCHO CUCAMONGA

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1,588	4	4	4	4	4	4
Income >30% but <=50% of AMI	1,895	4	4	4	4	4	4
Income >50% but <80% of AMI	3,724	4	3	3	4	3	4
Elderly	630	4	4	3	4	3	4
Families with Disabilities	4,488	5	5	4	5	4	4
Race/Ethnicity Black	1,962/	5	4	4	4	4	4
Race/Ethnicity Hispanic	5,398/	4	4	4	4	4	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1995
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

CITY OF VICTORVILLE

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1,865	4	4	4	4	4	4
Income >30% but <=50% of AMI	1,848	4	4	4	4	4	4
Income >50% but <80% of AMI	2,699	4	3	3	4	3	4
Elderly	1,119	5	3	3	4	3	4
Families with Disabilities	4,733	5	4	4	5	4	4
Race/Ethnicity Black	2,059	5	4	4	4	4	4
Race/Ethnicity Hispanic	3,080	4	4	4	4	4	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1995
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

CITY OF RIALTO

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2,453	4	4	4	4	4	4
Income >30% but <=50% of AMI	1,944	4	4	4	4	4	4
Income >50% but <80% of AMI	3,478	4	3	3	4	3	4
Elderly	4,822	5	3	3	4	3	4
Families with Disabilities	6,757	5	4	4	5	4	4
Race/Ethnicity Black	4,199	5	4	4	4	4	4
Race/Ethnicity Hispanic	5,245	4	4	4	4	4	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1997
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

CITY OF HESPERIA

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2,048	4	4	4	4	4	4
Income >30% but <=50% of AMI	2,231	4	4	4	4	4	4
Income >50% but <80% of AMI	3,088	4	3	3	4	3	4
Elderly	3,871	5	3	3	4	3	4
Families with Disabilities	6,757	5	4	4	5	3	4
Race/Ethnicity Black	N/A	5	4	4	4	4	4
Race/Ethnicity Hispanic	NA	4	4	4	4	4	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1995
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

CITY OF APPLE VALLEY

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1,540	4	4	4	4	4	4
Income >30% but <=50% of AMI	1,667	4	4	4	4	4	4
Income >50% but <80% of AMI	2,639	4	3	3	4	3	4
Elderly	2,995	5	3	3	4	3	4
Families with Disabilities	N/A	5	4	4	5	3	4
Race/Ethnicity Black	537	5	4	4	4	4	4
Race/Ethnicity Hispanic	1,464	4	4	4	4	4	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1997
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4,529		286
Extremely low income <=30% AMI	3,791	84%	
Very low income (>30% but <=50% AMI)	619	14%	
Low income (>50% but <80% AMI)	119	3%	
Families with children	2,501	55%	
Elderly families	321	7%	
Families with Disabilities	1,506	33%	
Race/ethnicity – White	N/A		
Race/ethnicity - Black	N/A		
Race/ethnicity	N/A		

Characteristics by Bedroom Size (Public Housing Only)			
1BR	1,167		
2 BR	1,453		
3 BR	1,437		
4 BR	364		
5 BR	108		
5+ BR	-0-		
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes</p>			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	8,873		850
Extremely low income <=30% AMI	7,365	84%	
Very low income (>30% but <=50% AMI)	1,260	14%	
Low income (>50% but <80% AMI)	253	3%	
Families with children	N/A		
Elderly families	741	8%	
Families with Disabilities	911	10%	
Race/ethnicity – White	N/A		
Race/ethnicity - Black	N/A		
Race/ethnicity	N/A		

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? 22 Months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
New development acquisition.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)
Support efforts of non-profit housing providers via 501(c3) bond issues, grants, etc.

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA

- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$2,892,000.00	
b) Public Housing Capital Fund	\$2,500,000.00	
c) HOPE VI Revitalization	-0-	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$32,672,000.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$635,000.00	
g) Resident Opportunity and Self-Sufficiency Grants	-0-	
h) Community Development Block Grant	-0-	N/A
i) HOME	-0-	N/A
Other Federal Grants (list below)	\$1,121,000.00	Public Housing Supportive Services & Section 8 Tenant Based Assistance

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Welfare-to-Work	\$471,000.00	Public Housing Support Services
Economic Development and Supportive Services	\$217,000.00	Public Housing Support Services
Shelter Plus Care	\$433,000.00	Section 8 Tenant Based Assistance
2. Prior Year Federal Grants (unobligated funds only) (list below)		
	N/A	
3. Public Housing Dwelling Rental Income		
Conventional Program	\$3,990,000.00	Public Housing Operations
4. Other income (list below)		
Interest/Misc Income	\$544,000.00	Public Housing Operations
4. Non-federal sources (list below)		
N/A	-0-	
Total resources	\$44,354,000.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number) 20 to 50
- When families are within a certain time of being offered a unit: (state time) 2 to 3 weeks
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
- Unlawful detainer history
- Credit history

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 13

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? 13

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists? 13

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)
PHA Brochure

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
 Overhoused
 Underhoused
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other: (list below)
Employment
Education

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in the jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)

- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

3 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 1 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 2 Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)
Public Housing Brochure

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below: The Housing Authority operates seven region-based waiting lists: **Barstow, San Bernardino (3), Redlands, Chino, Victorville.**
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments. If selected, list targeted developments below: **Barstow, San Bernardino (3), Redlands, Chino, Victorville.**
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
Broad Range of Income

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below
Outreach to the working poor.

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

All Housing Authority public housing developments require efforts to attract or retain higher income families.

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
Outstanding debt to this Housing Authority
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)

If requested in writing, the HA will furnish prospective owners with the family's current address and if known, the name and address of the landlord at the family's current and prior address. The HA will also furnish information about the family's rental history and any history of drug trafficking.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing

- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?
(select all that apply)

- PHA main administrative office
- Other (list below)
By telephone during publicized open enrollments.

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Participants unavailable to search due to medical reason. Unit did not pass inspection.
Additional time requested.

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing

- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

- (i) When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would

be entitled to public benefits but for title IV of the Personal Responsibility and Work Opportunity Act of 1996;

- (ii) When the family would be evicted because it is unable to pay the minimum rent;
- (iii) When the income of the family has decreased because of changed circumstances, including loss of employment;
- (iv) When a death has occurred in the family; and
- (v) Other circumstances determined by the Authority or HUD.

c. Rents set at less than 30% of adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \$100
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families

- Rent burdens of assisted families
 Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

The HA's primary criteria for a hardship exemption is that the hardship was not self-inflicted.

Basis for hardships include:

- 1) When the family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance program;
- 2) When the family would be evicted as a result of the imposition of the minimum rent requirement;
- 3) When the income of the family has decreased because of the changed circumstances, including loss of employment;
- 4) When a death has occurred in the family; and
- 5) Other circumstances determined by the Housing Authority or HUD.

5. Operations and Management

[24 CFR Part 903.79 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

The Housing Authority is a high performer.

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

The Housing Authority is a high performer.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 - Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

**Capital Fund Program Annual Statement
Parts I, II, and II**

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number CA16-PO19-501-00 FFY of Grant Approval: (10/2000)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	00.0
3	1408 Management Improvements	710,000.00
4	1410 Administration	460,100.00
5	1411 Audit	0.00
6	1415 Liquidated Damages	0.00
7	1430 Fees and Costs	250,000.00
8	1440 Site Acquisition	0.00
9	1450 Site Improvement	636,625.00
10	1460 Dwelling Structures	2,072,014.00
11	1465.1 Dwelling Equipment-Nonexpendable	227,160.00
12	1470 Nondwelling Structures	100,000.00
13	1475 Nondwelling Equipment	145,000.00
14	1485 Demolition	0.00
15	1490 Replacement Reserve	0.00
16	1492 Moving to Work Demonstration	0.00
17	1495.1 Relocation Costs	25,000.00
18	1498 Mod Used for Development	0.00
19	1502 Contingency	402,252.00
20	Amount of Annual Grant (Sum of lines 2-19)	5,028,151.00
21	Amount of line 20 Related to LBP Activities	551,314.00
22	Amount of line 20 Related to Section 504 Compliance	88,073.97
23	Amount of line 20 Related to Security	145,831.96
24	Amount of line 20 Related to Energy Conservation Measures	587,159.00

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
CA19-019/Evans Street, San Bernardino	1) Replace Windows (F)	1460	85,500.00
	2) Evap. Coolers (F)	1465.1	25,920.00

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
CA19-025/Desert Queen, 29 Palms	1) Replace Parking Area (C)	1450	12,750.00

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
CA-19-032/Scattered Sites	1) Replace Windows (F)	1460	296,400.00
	2) Entry and Screen Doors (F)	1460	44,955.00
	4) Coolers (F)	1465.1	36,720.00
	5) Interior Doors (F)	1460	20,250.00
	6) Fencing (C)	1450	112,800.00
	7) Driveways (f)	1450	11,625.00

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
CA-19-036/Scattered Sites	1) Coolers (F)	1465.1	20,520.00
	2) Entry and Screen Doors (C)	1460	4,995.00
	3) Kitchens & Bathrooms (C)	1460	108,000.00
	4) Interior Doors (C)	1460	9, 000.00
	5) Repair Carports (C)	1450	7,750.00
	6) Repair Parking Areas (C)	1450	7,950.00

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
CA-19-042//Scattered Sites	1) Replace Windows (C)	1460	216,600.00

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA	1) LPB Abatement (F+C)	1460	551,314.00
	2) Modernize Units (C)	1460	600,000.00
	3) Roofing (C)	1460	67,500
	4) Concrete	1450	90,000.00
	5) Fencing (F)	1450	157,500.00
	6) Landscaping/Grading (F)	1450	180,000.00
	7) Security Lights (F)	1450	56,250.00
	8) Water Heaters (F)	1465.1	33,750.00
	9) Evap. Coolers/AC's (F/C)	1465.1	72,000.00
	10) Wall Furnaces/FAU's (F/C)	1465.1	38,250.00
	11) Flooring (C)	1460	67,500.00
	12) Family Self-Sufficiency	1408	115,000.00
	13) Welfare Reform Initiative	1408	175,000.00
	14) Resident Management Training	1408	40,000.00
	15) Home Ownership	1408	75,000.00
	16) Resident Economic Development	1408	70,000.00
	17) Staff Development	1408	50,000.00
	18) Security	1408	50,000.00

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA	19) Fair Housing Initiatives	1408	20,000.00
	20) Privatization of Public Housing	1408	30,000.00
	21) Computer Upgrades	1408	55,000.00
	22) Education Program/Mainstream	1408	30,000.00
	23) Administrative Costs/Salaries	1410	162,163.00
	24) Salaries	1410	180,523.00
	25) Benefits for Employees	1410.9	94,314.00
	26) Telephone/Etc.	1410.16	7,800.00
	27) Sundry Costs	1410.19	15,300.00
	28) Architectural & Engineering	1430.1	48,000.00
	29) Consultant Fees	1430.2	65,000.00
	30) Permit Fees	1430.6	5,000.00
	31) Inspection Costs	1430.7	122,000.00
	32) Sundry Planning Costs	1430.19	10,000.00
	33) Relocation Costs	1495	25,000.00
	34) Contingency	1502	402,252.00
	35) Office Leases	1470	90,000.00
36) Temporary Storage	1470	10,000.00	

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA-WIDE	37) Dump Trucks	1475.0	75,000.00
	38) Computers & Peripherals	1475.0	25,000.00
	39) Sundries & Accessories	1475.0	5,000.00
	40) Power Hand Tools	1475.0	5,000.00
	41) Machinery Rental	1475.0	35,000.00

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
19-019/Evans St. San Bernardino	March 2002	Sep 2003
19-025/Desert Queen, 29 Palms	March 2002	Sep 2003
19-032//Scattered Sites	March 2002	Sep 2003
19-036//Scattered Sites	March 2002	Sep 2003
19-042/Redlands /Scattered Sites	March 2002	Sep 2003
PHA	March 2002	Sep 2003

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

Component 7

Plan for Capital Fund

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA16PO19-012	Williams & Melissa, Barstow	3	5%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Ceiling Fans			7,425.00	FFY: 2001
Entry Doors & Screens			33,300.00	FFY: 2001
Panic Button			27,000.00	FFY: 2001
Total estimated cost over next 5 years				67,725.00

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA16PO19-018	Scattered Sites San Bernardino	1	2%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Patch & Repair Exteriors			30,000.00	FFY: 2001
Entry Doors & Screens			35,775.00	FFY: 2001
Evap. Coolers			17,280.00	FFY: 2001
Security Lights/Common Areas			18,000.00	FFY: 2001
Replace Parking Lots			60,000.00	FFY: 2001
Resurface Parking Area			12,500.00	FFY: 2002
Security Fencing			26,500.00	FFY: 2002
Replace Windows			52,000.00	FFY: 2002
Replace Interior Doors			29,250.00	FFY: 2002
Replace Concrete			16,000.00	FFY: 2002
Security Lighting			6,500.00	FFY: 2002
Wall Heaters			16,200.00	FFY: 2004
Water Heaters			9,675.00	FFY: 2004
Total estimated cost over next 5 years				329,680.00

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
CA16PO19-020	5161 Bandera, Montclair	0	0
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Security Lights		2,500.00	FFY: 2001
Entry Doors & Screens		6,660.00	FFY: 2001
Coolers		8,640.00	FFY: 2001
Security Fencing		7,500.00	FFY: 2001
Water Heaters		5,400.00	FFY: 2001
Security Lighting		2,500.00	FFY: 2003
Security Fencing		7,500.00	FFY: 2003
Replace Interior Doors		18,000.00	FFY: 2003
Repair/Replace Concrete		7,500.00	FFY: 2003
Water Heaters		5,400.00	FFY: 2003
Total estimated cost over next 5 years			71,600.00

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA16PO19-022	Tern and Condor, Victorville	2	22%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Entry Doors & Screens			7,490.00	FFY: 2001
Remodel Bathrooms			67,500.00	FFY: 2001
Replace Interior Doors			22,500.00	FFY: 2001
Security Fencing			19,500.00	FFY: 2001
Total estimated cost over next 5 years				116,990.00

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA16PO19-026	753 Ralston, Ontraio	1	3%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Windows			32,000.00	FFY: 2001
Replace Interior Doors			18,000.00	FFY: 2001
Entry Doors and Screens			6,660.00	FFY: 2001
Security Fencing			11,550.00	FFY: 2001
Security Lighting			1,200.00	FFY: 2001
Flooring			12,000.00	FFY: 2001
Evap. Coolers			8,640.00	FFY: 2001
Repair Parking Areas			6,875.00	FFY: 2001
Total estimated cost over next 5 years				96,925.00

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA16PO19-027	2165 Mill Street, San Bernardino	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Windows			40,000.00	FFY: 2001
Replace Interior Doors			22,500.00	FFY: 2001
Entry Doors & Screens			8,325.00	FFY: 2001
Rebuild/Repair Carports			22,750.00	FFY: 2001
Security Lighting			5,000.00	FFY: 2001
Flooring			15,000.00	FFY: 2001
Resurface Parking Lot			17,500.00	FFY: 2003
Security Lighting			5,000.00	FFY: 2003
Rain Gutters			7,500.00	FFY: 2003
Total estimated cost over next 5 years				143,575.00

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA16PO19-031	Scattered Sites	1	1.5%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Evap. Coolers			25,920.00	FFY: 2001
Concrete Flatwork			8,500.00	FFY: 2001
Security Lighting			8,000.00	FFY: 2001
Replace Windows			44,000.00	FFY: 2002
Replace Interior Doors			24,750.00	FFY: 2002
Evap. Coolers			11,880.00	FFY: 2002
Water Heaters			7,425.00	FFY: 2002
Security Lighting			4,000.00	FFY: 2002
Replace Interior Doors			63,000.00	FFY: 2003
Flooring			27,000.00	FFY: 2003
Security Lighting			8,000.00	FFY: 2003
Coolers			30,240.00	FFY: 2003
Repair Laundry Rooms			27,500.00	FFY: 2003
Wall Heaters/FAU's			10,125.00	FFY: 2003
Security Fencing			9,375.00	FFT: 2003
Repair Stairways & Decks			16,000.00	FFT: 2003
Rain Gutters			7,500.00	FFT: 2003
Interior Doors			106,650.00	FFT: 2004
Security Lighting			23,150.00	FFT: 2004
Coolers			33,030.00	FFT: 2004
Rehab Laundry Room			43,600.00	FFT: 2004
Water Heaters			31,320.00	FFT: 2004
Fencing			10,300.00	FFT: 2004
Wall Heaters/FAU			40,950.00	FFT: 2004
Rain Gutters			8,250.00	FFT: 2004
Total estimated cost over next 5 years				630,465.00

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
CA16PO19-032	Scattered Sites	4	4%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Entry Doors & Screens		35,800.00	FFY: 2001
Repair/Replace Concrete		52,250.00	FFY: 2001
Security Porch Lights		10,750.00	FFY: 2001
Water Heaters		29,025.00	FFY: 2001
Evap. Coolers		71,190.00	FFY: 2001
Trash Enclosures		6,000.00	FFY: 2001
Entry & Screen Doors		25,650.00	FFY: 2003
Replace Windows		24,000.00	FFY: 2003
Replace Driveways		11,625.00	FFY: 2003
Security Fencing		57,750.00	FFY: 2003
Flooring		31,500.00	FFY: 2003
Replace Parking Lot		20,625.00	FFY: 2004
Flooring		41,250.00	FFY: 2004
Total estimated cost over next 5 years			417,415.00

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA16PO19-034	Scattered Sites	5	7%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Windows			60,000.00	FFY: 2001
Evap. Coolers			16,200.00	FFY: 2001
Replace Interior Doors			33,750.00	FFY: 2001
Flooring			22,500.00	FFY: 2001
Security Porch Lights			3,750.00	FFY: 2001
Concrete Flatwork			5,500.00	FFY: 2001
Coolers			59,400.00	FFY: 2003
Security Lighting			11,750.00	FFY: 2003
Water Heaters			31,725.00	FFY: 2003
Concrete			10,000.00	FFY: 2003
Replace Parking Lot			8,750.00	FFY: 2003
Replace Interior Doors			18,000.00	FFY: 2003
Replace Exterior Trim			10,000.00	FFY: 2003
Security Lighting			13,000.00	FFY: 2004
Water Heaters			34,875.00	FFY: 2004
Replace Concrete			8,250.00	FFY: 2004
Replace Exterior Trim			11,000.00	FFY: 2004
Replace Windows			35,200.00	FFY: 2004
Total estimated cost over next 5 years				393,650.00

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PHA	PHA-Wide	52	3%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
LBP Abatement			608,667.00	FFY: 2001
Modernize Units			630,508.00	FFY: 2001
Roofing			75,000.00	FFY: 2001
Concrete			150,000.00	FFY: 2001
Fencing			75,000.00	FFY: 2001
Landscaping/Grading			160,000.00	FFY: 2001
Security Lighting			32,769.00	FFY: 2001
Water Heaters			37,500.00	FFY: 2001
Evap. Coolers/AC's			54,000.00	FFY: 2001
Wall Furnaces/FAU's			56,250.00	FFY: 2001
Flooring			75,000.00	FFY: 2001
Family Self-Sufficiency			125,000.00	FFY: 2001
Welfare Reform Initiatives			175,000.00	FFY: 2001
Resident Management Training			40,000.00	FFY: 2001
Homeownership			75,000.00	FFY: 2001
Resident Economic Development			70,000.00	FFY: 2001
Staff Development			50,000.00	FFY: 2001
Security			50,000.00	FFY: 2001
Fair Housing Initiatives			20,000.00	FFY: 2001
Privitization of Public Housing			30,000.00	FFY: 2001
Computer Upgrades			60,000.00	FFY: 2001
Administrative Review of Leasing Procedures			20,000.00	FFY: 2001
Total estimated cost over next 5 years				2,669,694.00

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
CA16PO19-017	Ontario, Fontana, Bloomington, San Bernardino, Rialto	2	5%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Entry Doors & Screens		24,975.00	FFY: 2002
Replace Concrete		15,000.00	FFY: 2002
Cooler/AC's		16,425.00	FFY: 2002
Security Lighting		7,500.00	FFY: 2002
Wall Furnaces/FAU's		33,750.00	FFY: 2002
Flooring		10,500.00	FFY: 2003
Rain Gutters		4,725.00	FFY: 2003
Entry & Screen Doors		5,830.00	FFY: 2003
Driveways & Sidewalks		16,800.00	FFY: 2003
Entry & Screen Doors		6,840.00	FFY: 2004
Total estimated cost over next 5 years			142,345.00

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA16PO19-021	Elma Street, Ontario	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Remodel Bathrooms			15,000.00	FFY: 2002
Remodel Kitchens			25,000.00	FFY: 2002
Replace Interior Doors			4,500.00	FFY: 2002
Entry Doors & Screens			1,665.00	FFY: 2002
Replace Windows			8,000.00	FFY: 2002
Evap. Coolers			2,160.00	FFY: 2002
Total estimated cost over next 5 years				56,325.00

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA16PO19-025	Desert Queen, 29 Palms	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Security Fencing			15,000.00	FFY: 2002
Replace Interior Doors			22,500.00	FFY: 2002
Security Lighting			8,000.00	FFY: 2002
Evap. Coolers			10,800.00	FFY: 2002
Remodel Bathrooms			75,000.00	FFY: 2002
Water Heaters			7,425.00	FFY: 2004
Total estimated cost over next 5 years				138,725.00

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA16PO19-028	Yucca Valley Apts,	3	30%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Entry Doors & Screens			8,325.00	FFY: 2002
Replace Windows			40,000.00	FFY: 2002
Replace Interior Doors			22,500.00	FFY: 2002
Security Fencing			16,875.00	FFY: 2002
Resurface Parking Area			10,625.00	FFY: 2002
Evap. Coolers			10,800.00	FFY: 2002
Roofing			40,000.00	FFY: 2002
Total estimated cost over next 5 years				149,125.00

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA16PO19-029	6443 Splitrock, 29 Palms	1	10%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Security Fencing			26,250.00	FFY: 2002
Replace Interior Doors			22,500.00	FFY: 2002
Security Lighting			8,000.00	FFY: 2002
Evap. Coolers			10,800.00	FFY: 2002
Remodel Bathrooms			75,000.00	FFY: 2002
Replace Parking Lot			27,250.00	FFY: 2004
Total estimated cost over next 5 years				169,800.00

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA16PO19-030	1409 S. Euclid, Ontario	1	10%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Entry Doors & Screens			8,325.00	FFY: 2002
Replace Interior Doors			22,500.00	FFY: 2002
Remodel Bathrooms			75,000.00	FFY: 2002
Evap. Coolers			10,800.00	FFY: 2002
Security Fencing			27,750.00	FFY: 2002
Total estimated cost over next 5 years				144,375.00

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
CA16PO19-035	Scattered Sites	4	6%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Interior Doors		94,500.00	FFY: 2002
Flooring		44,250.00	FFY: 2002
Replace Windows		60,000.00	FFY: 2002
Insulate Attics/Etc.		16,200.00	FFY: 2002
Replace Interior Doors		18,000.00	FFY: 2003
Flooring		24,000.00	FFY: 2003
Entry & Screen Doors		25,820.00	FFY: 2003
Garage Doors		10,500.00	FFY: 2003
Water Heaters		20,925.00	FFY: 2003
Security Lighting		6,200.00	FFY: 2003
Carport Roofing		7,500.00	FFY: 2003
Coolers		24,840.00	FFY: 2003
Security Fencing		18,750.00	FFY: 2003
Resurface Parking Lot		26,250.00	FFY: 2003
R/R Concrete		10,000.00	FFY: 2003
Replace Windows		88,000.00	FFY: 2004
Coolers		17,820.00	FFY 2004
Entry & Screen Doors		15,200.00	FFY: 2004
Wall Heaters		18,450.00	FFY: 2004
Water Heaters		16,965.00	FFT: 2004
Exterior Doors		20,250.00	FFY: 2004
Replace Concrete		11,000.00	FFY: 2004
Total estimated cost over next 5 years			595,420.00

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA16PO19-042	Scattered Sites	3	3%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Flooring			27,750.00	FFY: 2002
Security Porch Lighting			7,750.00	FFY: 2002
Landscape Sprinklers			19,800.00	FFY: 2003
Entry & Screen Doors			18,315.00	FFY: 2003
Garage Doors			28,875.00	FFY: 2003
Replace Interior Doors			49,500.00	FFY: 2003
Security Lighting			5,500.00	FFY: 2003
Coolers			23,760.00	FFY: 2003
Water Heaters			14,850.00	FFY: 2003
Wall Heaters/FAU's			24,750.00	FFY: 2003
Replace Concrete			20,775.00	FFY: 2004
Security Lighting			4,400.00	FFY: 2004
Total estimated cost over next 5 years				246,025.00

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PHA	PHA-Wide	52	3%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
LBP Abatement			499,108.00	FFY: 2002
Modernize Units			502,361.00	FFY: 2002
Roofing			75,000.00	FFY: 2002
Concrete			75,000.00	FFY: 2002
Fencing			75,000.00	FFY: 2002
Landscaping/Grading			160,000.00	FFY: 2002
Security Lighting			62,500.00	FFY: 2002
Water Heaters			33,750.00	FFY: 2002
Evap. Coolers/AC's			54,000.00	FFY: 2002
Wall Furnaces/FAU's			56,250.00	FFY: 2002
Flooring			56,250.00	FFY: 2002
Family Self-Sufficiency			125,000.00	FFY: 2002
Welfare Reform Initiatives			175,000.00	FFY: 2002
Fair Housing			25,000.00	FFY: 2002
Economic Development			75,000.00	FFY: 2002
Homeowners HIP			80,000.00	FFY: 2002
Resident Management Training			50,000.00	FFY: 2002
Staff Development			50,000.00	FFY: 2002
Security			30,000.00	FFY: 2002
Accounting System Upgrade			70,000.00	FFY: 2002
Work Order System Upgrade			50,000.00	FFY: 2002
Preventive Maintenance Evaluation and Enhancement			60,000.00	FFY: 2002
Total estimated cost over next 5 years				2,439,219.00

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA16PO19-023	16988 Reed Street, Fontana	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Flooring			13,500.00	FFY: 2003
Rain Gutters			6,750.00	FFY: 2003
Coolers			9,720.00	FFY: 2003
Security Fencing			11,625.00	FFY: 2003
Replace Interior Doors			20,250.00	FFY: 2003
Entry & Screen Doors			7,490.00	FFY: 2003
Repair Laundry Room			7,500.00	FFY: 2003
Rain Gutters			7,500.00	FFY: 2004
Coolers			10,800.00	FFY: 2004
Interior Doors			22,500.00	FFY: 2004
Entry & Screen Doors			8,325.00	FFY: 2004
Total estimated cost over next 5 years				125,960.00

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA16PO19-024	San Mateo Court, Redlands	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Security Fencing			13,200.00	FFY: 2003
Flooring			12,000.00	FFY: 2003
Replace Parking Lot			37,125.00	FFY: 2004
Total estimated cost over next 5 years				62,325.00

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA16PO19-036	Scattered Sites	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Interior Doors			13,500.00	FFY: 2003
Wall Heaters			6,750.00	FFY: 2003
Entry & Screen Doors			4,995.00	FFY: 2003
Water Heaters			4,050.00	FFY: 2003
Flooring			9,000.00	FFY: 2003
Roofing			16,500.00	FFY: 2003
Wall Heaters			7,425.00	FFY: 2004
Water Heaters			4,500.00	FFY: 2004
Entry & Screen Doors			12,850.00	FFY: 2004
Total estimated cost over next 5 years				79,570.00

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA	PHA-Wide	52	3%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
LBP Abatement		459,032.00	FFY: 2003
Modernize Units		557,361.00	FFY: 2003
Roofing		75,000.00	FFY: 2003
Concrete		75,000.00	FFY: 2003
Fencing		75,000.00	FFY: 2003
Landscaping/Grading		160,000.00	FFY: 2003
Security Lighting		32,796.00	FFY: 2003
Water Heaters		33,750.00	FFY: 2003
Evap. Coolers/AC's		54,000.00	FFY: 2003
Wall Furnaces/FAU's		56,250.00	FFY: 2003
Flooring		75,000.00	FFY: 2003
Family Self-Sufficiency		90,000.00	FFY: 2003
Welfare Reform Initiatives		250,000.00	FFY: 2003
Fair Housing		25,000.00	FFY: 2003
Economic Development		150,000.00	FFY: 2003
Homeowners		80,000.00	FFY: 2003
Resident Management Training		30,000.00	FFY: 2003
Staff Development		50,000.00	FFY: 2003
Security		30,000.00	FFY: 2003
Tenant Accounting Upgrade		40,000.00	FFY: 2003
Inventory Management System		25,000.00	FFY: 2003
Preventive Maintenance Evaluation and Enhancement		40,000.00	FFY: 2003
Human Resources Program		15,000.00	FFY: 2003
PHAS Reporting System Upgrade		25,000.00	FFY: 2003
Total estimated cost over next 5 years			2,503,189.00

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA16PO19-008	Redlands	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Coolers			53,460.00	FFY: 2004
Wall Heaters			55,800.00	FFY: 2004
Total estimated cost over next 5 years				109,260.00

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA16PO19-009	Redlands	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Coolers			23,760.00	FFY: 2004
Wall Heaters			24,750.00	FFY: 2004
Total estimated cost over next 5 years				48,510.00

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA16PO19-013	Big Horn, Barstow	2	2%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Entry & Screen Doors			81,450.00	FFY: 2004
Security Lighting			25,000.00	FFY: 2004
Total estimated cost over next 5 years				106,450.00

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA16PO19-019	753 Evans St. San Bernardino	2	8%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Entry & Screen Doors			22,050.00	FFY: 2004
Security Lighting			6,600.00	FFY: 2004
Total estimated cost over next 5 years				28,650.00

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA	PHA-Wide	52	3%
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)	
LBP Abatement	510,694.00	FFY: 2004	
Modernize Units	657,714.00	FFY: 2004	
Roofing	75,000.00	FFY: 2004	
Concrete	75,000.00	FFY: 2004	
Fencing	75,000.00	FFY: 2004	
Landscaping/Grading	160,000.00	FFY: 2004	
Security Lighting	32,796.00	FFY: 2004	
Water Heaters	33,750.00	FFY: 2004	
Evap. Coolers/AC's	54,000.00	FFY: 2004	
Wall Furnaces/FAU's	56,250.00	FFY: 2004	
Flooring	75,000.00	FFY: 2004	
Family Self-Sufficiency	120,000.00	FFY: 2004	
Welfare Reform Initiatives	50,000.00	FFY: 2004	
Fair Housing	25,000.00	FFY: 2004	
Economic Development	50,000.00	FFY: 2004	
Homeowners	140,000.00	FFY: 2004	
Staff Development	75,000.00	FFY: 2004	
Resident Programs	75,000.00	FFY: 2004	
Computer System Upgrades	160,000.00	FFY: 2004	
Total estimated cost over next 5 years		2,500,204.00	

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	N/A
1b. Development (project) number:	CA16-P019-002
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(3/7/2000)
5. Number of units affected:	2
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 10/1/99 b. Projected end date of activity: 1/1/2000

Demolition/Disposition Activity Description	
1a. Development name:	N/A
1b. Development (project) number:	CA16-P019-003
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input checked="" type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: <u>(3/7/2000)</u></p>
<p>5. Number of units affected: 2</p>
<p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: 10/1/99</p> <p>b. Projected end date of activity: 1/1/2000</p>

Demolition/Disposition Activity Description
<p>1a. Development name: N/A</p> <p>1b. Development (project) number: CA16-P019-003</p>
<p>2. Activity type: Demolition <input checked="" type="checkbox"/></p> <p>Disposition <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input checked="" type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: <u>(3/7/2000)</u></p>
<p>5. Number of units affected: 2</p>
<p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: 10/1/99</p> <p>b. Projected end date of activity: 1/1/2000</p>

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(DD/MM/YY)</u>

5. If approved, will this designation constitute a (select one)

New Designation Plan

Revision of a previously-approved Designation Plan?

6. Number of units affected:

7. Coverage of action (select one)

Part of the development

Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No:

Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

The Housing Authority is a high performer.

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

The Housing Authority is a high performer.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas?

(select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

19-1 and 19-5 Redlands, 19-2 and 19-3 San Bernardino

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

19-1 and 19-5 Redlands, 19-2 and 19-3 San Bernardino

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

19-1 and 19-5 Redlands, 19-2 and 19-3 San Bernardino

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes** **No: This PHDEP Plan is an Attachment. (Attachment Filename: Attachment F: CA019f01**

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain?_____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.
High performing and small PHAs are not required to complete this component.

The Housing Authority is a high performer.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name)
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

Solicited input from all residents. Appointments made by the Chairman of the Board of Supervisors of the County of San Bernardino per California State law (two of the seven member board be residents – one 62 years of age or older).

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process
 - a. Nomination of candidates for place on the ballot: (select all that apply)
 Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance

- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (County of San Bernardino)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

1. Consolidated Plan jurisdiction: (City of Fontana)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

1. Consolidated Plan jurisdiction: (City of Ontario)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

1. Consolidated Plan jurisdiction: (City of Chino)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

1. Consolidated Plan jurisdiction: (City of Rancho Cucamonga)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

1. Consolidated Plan jurisdiction: (City of Victorville)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

1. Consolidated Plan jurisdiction: (City of Rialto)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

1. Consolidated Plan jurisdiction: (City of Hesperia)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

1. Consolidated Plan jurisdiction: (City of Apple Valley)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

**PHA Plan
Table Library**

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
-								

HOUSING AUTHORITY OF THE COUNTY OF SAN BERNARDINO
EXECUTIVE SUMMARY OF THE
AGENCY ANNUAL PLAN (FYE 2000 AND 5-YEAR PLAN (FYE 2000-2004)

This plan has been developed with the following goal:

- To identify better methods for serving the low income residents of San Bernardino County;
- To make more efficient use of Federal, State, and local assistance; and
- The deconcentration of the very poor.

In order to accomplish these goals the Housing Authority (HA) has examined the housing needs of the low income families in the County, in particular, the needs of:

- Families with incomes below thirty percent (30%) of the area median;
- Elderly families and families with disabilities; and
- Households of various races and ethnic groups residing in the County or on the waiting list.

The needs of the families served by the HA vary as much as the characteristics of the jurisdiction served by the HA. The County of San Bernardino is geographically the largest county in the continental United States and stretches from Los Angeles satellite communities to desert and mountain rural areas. The HA operates public housing in two hundred and thirty-eight (238) different sites in twenty-three (23) communities. The Section 8 program serves 7,657 low-income families in over thirty-nine (39) communities.

With such diversity, the HA maintains a policy of active resident involvement by encouraging resident organizations and sponsoring "county-wide" gathering of those organizations in order to develop programs that meet the needs of *all* residents.

Like other areas in Southern California, San Bernardino County is experiencing rapid population growth. In 1997-98 San Bernardino County was one of the ten fastest growing counties in the State, with a population growth of one-point-eight percent (1.8%). Nine-point-one percent (9.1) of the households in the County can be classified as families in poverty.

The County's unemployment rate continues to decline along with the rest of the State and is now four-point-five percent (4.5%).

The rental vacancy rate in the San Bernardino housing market is tightening because of a combination of population growth, a decline in unemployment, and the lack of apartments under construction. Only nine hundred and sixty-four (964) units are expected to be built in the region in 1999. The vacancy rate is at two-point-seven percent (2.7%). Rents rose four

percent (4%) in 1998. Thirty-seven percent (37%) of households pay thirty to thirty-four percent (30%-34%) of household income for rent.

This has resulted in a strong demand for assisted housing. The wait for a Section 8 voucher, aside from those who qualify for special purpose vouchers like welfare-to-work and family reunification is over five (5) years. The Housing Authority received over twelve thousand (12,000) application during the short period that its waiting list was opened last year. There are over seven thousand (7,000) on the waiting list for Section 8.

The wait for public housing depending on the area can be between six (6) months up to eight (8) years. There are over six thousand (6,000) on the public housing site-based waiting lists.

In order to address this strong demand, the HA is pursuing a policy of assisting residents when possible to transition through assisted housing, thereby more rapidly “recycling” the units and vouchers. The HA is also pursuing additional housing resources through its non-HUD assisted acquisition and development program, particularly in the areas of senior housing. To assist our residents gain the self-sufficiency needed to move on from assisted housing, the HA is operating programs that assist residents achieve economic independence and homeownership. The HA received a \$942,336 grant from the State of California to operate a welfare-to-work program. The HA has also received funding from HUD to operate a welfare-to-work Section 8 program and an economic development program for our public housing residents.

While the challenges facing the Housing Authority are formidable during the next five years, there are also opportunities and trends that promise to help the HA fulfill its primary goals of assisting the low income residents of San Bernardino County by deconcentrating the very poor and encouraging economic self-sufficiency while making the best use of our resources.

Poverty Deconcentration Plan For the Housing Authority of the County of San Bernardino

The need for a deconcentration plan for the Housing Authority is most evident in large public housing complexes in the cities of San Bernardino, Redlands, and Barstow. These complexes tend to have poor reputations that make higher income residents reluctant to accept housing there.

The Housing Authority also operates scattered sites located in both the urban and rural portions of the County. The scattered sites tend to have more economically diverse populations.

In general, there is a ready supply of housing available in the County for lower to mid-income families, leaving public housing for extremely low income families.

As required by the Quality Housing and Work Responsibility Act of 1998 (QHWRA), the Housing Authority has developed plans to address the problem of poverty concentration by the following steps:

(1) To implement this requirement, the Housing Authority will admit lower income families to higher income or developments and admit higher income families to lower income developments, using the following steps:

- (i) Step 1. Annually determine the average income of all families residing in all of its general occupancy developments (including families residing in developments approved for demolition or conversion to tenant-based assistance and families residing in public housing units in mixed-finance developments).
- (ii) Step 2. Annually determine the average income of all families residing in each general occupancy development.
- (iii) Step 3. Determine which general occupancy developments have an average income higher than the Housing Authority average for general occupancy developments and which have an average income lower than the Housing Authority average for general occupancy developments.
- (iv) Step 4. Determine which families on the waiting list have incomes higher than the Housing Authority-wide average income for general occupancy developments--designated "higher income families" for this purpose--and which have incomes lower than the Housing Authority-wide average for general occupancy developments--designated "lower income families" for this purpose.
- (v) Step 5. When a unit becomes available for occupancy in a higher income developments, the Housing Authority will skip families on the waiting list if necessary to reach a lower income family to whom it will offer the unit. When a unit becomes available for occupancy in a lower income development, the Housing Authority will skip families on the waiting list if necessary to reach a higher income family to whom it will offer the unit. Skipping is required, as necessary, with respect to both site-based and community-wide waiting lists, and it must be uniformly applied. If the waiting list does not contain a family in the income category to whom the unit is to

be offered, the Housing Authority may offer a unit to a family in the other income category.

(2) In determining which higher income or lower income families to admit to a lower income or a higher income building, the Housing Authority will use its waiting list. The Housing Authority may use local admission preferences, except if using them would result either in offering a unit in a higher income building to a higher income family or in offering a unit in a lower income building to a lower income family.

The Housing Authority's deconcentration plan includes flat rents and priority on the waiting list to attract residents with higher incomes to areas that are now predominantly inhabited by families with extremely low-incomes.

The Housing Authority is actively engaged in economic development strategies to assist residents increase their income through education and job training. In addition, the Housing Authority is attacking the problems of crime in and around our large complexes which should improve their reputation and attract higher income residents. A homeownership program is another strategy which will encourage higher income residents to move into or remain in public housing while saving and preparing to purchase their own home.

An outreach program will be developed in order to promote the advantages of living in public housing for a few years while saving money to buy a home. The outreach program will be coordinated with the homeownership program utilizing contacts with non-profits and lending institutions.

The Housing Authority is also working with the a non-profit to attract Section 8 landlords and assist residents find Section 8 housing in areas of the County where there is higher income populations.

(3) For purposes of applying this deconcentration policy, a "development" is one or more contiguous structures containing at least 8 public housing dwelling units.

(4) A family has the sole discretion whether to accept an offer of a unit made under this deconcentration policy. The Housing Authority will not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under this deconcentration policy.

(5) The Housing Authority uniformly limits the number of offers received by applicants to one offer, one turndown.

(6) Nothing in this deconcentration policy relieves the Housing Authority of its obligation to meet the requirement to admit annually at least 40 percent families whose incomes are below 30 percent of area median income as provided by section 16(a)(2) of the 1937 Act, 42 U.S.C. 1437n(a)(2) .

(7) All admission and occupancy policies for public housing and Section 8 tenant-based housing programs will comply with Fair Housing Act requirements and regulations for

affirmatively furthering fair housing. The Housing Authority will not require any specific income or racial quotas for any development or developments.

(8) The Housing Authority will carry out this Plan in conformity with the nondiscrimination requirements in Federal civil rights laws, including title VI of the Civil Rights Act of 1964 and the Fair Housing Act. The Housing Authority will not assign persons to a particular section of a community or to a development or building based on race, color, religion, sex, disability, familial status or national origin for purposes of segregating populations (Sec. 1.4(b)(1)(ii) of this title).

(9) Housing Authority policies that govern eligibility, selection and admissions under this Plan are designed to reduce racial and national origin concentrations. All affirmative actions or incentives will be stated in the Housing Authority's admission policy.

(10) The Housing Authority will abide by HUD regulations to take affirmative action to overcome the effects of conditions which resulted in limiting participation of persons because of their race, national origin or other prohibited basis (Sec. 1.4(b)(1)(iii) and (6)(ii) of this title). Such affirmative action may include but is not limited to, appropriate affirmative marketing efforts, additional applicant consultation and information, and provision of additional supportive services and amenities to a development.

Location	Number of Families	Families <=30% of Median Income	Families >30% & <=50% of Median Income	Families >50% & <=80% of Median Income	Families > 80% of Median Income	Percent of Total Families <=30% of Median Income	Percent of Total Families >30% & <=50% of Median Income	Percent of Total Families >50% & <=80% of Median Income	Percent of Total Families > 80% of Median Income
29 Palms	34	30	3	1	0	1.72%	0.17%	0.06%	0.00%
Adelanto	17	11	3	3	0	0.63%	0.17%	0.17%	0.00%
Apple Valley	37	17	13	4	3	0.97%	0.74%	0.23%	0.17%
Barstow	228	159	51	14	4	9.11%	2.92%	0.80%	0.23%
Bloomington	21	9	6	5	1	0.52%	0.34%	0.29%	0.06%
Chino	71	30	20	14	7	1.72%	1.15%	0.80%	0.40%
Colton	139	89	35	14	1	5.10%	2.00%	0.80%	0.06%
Fontana	34	18	11	3	2	1.03%	0.63%	0.17%	0.11%
Hesperia	20	14	5	1	0	0.80%	0.29%	0.06%	0.00%
Highland	6	0	3	2	1	0.00%	0.17%	0.11%	0.06%
Joshua Tree	9	5	3	1	0	0.29%	0.17%	0.06%	0.00%
Loma Linda	14	8	5	0	1	0.46%	0.29%	0.00%	0.06%
Mentone	7	4	3	0	0	0.23%	0.17%	0.00%	0.00%
Montclair	30	9	14	6	1	0.52%	0.80%	0.34%	0.06%
Ontario	56	27	18	11	0	1.55%	1.03%	0.63%	0.00%
Rancho Cucamonga	16	7	3	5	1	0.40%	0.17%	0.29%	0.06%
Redlands	218	129	69	19	1	7.39%	3.95%	1.09%	0.06%
Rialto	6	2	1	3	0	0.11%	0.06%	0.17%	0.00%
San Bernardino	709	422	225	51	11	24.17%	12.89%	2.92%	0.63%
Victorville	19	9	7	2	1	0.52%	0.40%	0.11%	0.06%
Yucaipa	21	10	7	2	2	0.57%	0.40%	0.11%	0.11%
Yucca Valley	34	24	9	1	0	1.37%	0.52%	0.06%	0.00%
Total Units Analyzed	1,746.00	1,033.00	514.00	162.00	37.00	59.16%	29.44%	9.28%	2.12%

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

- A. Amount of PHDEP Grant \$ 398,619**
- B. Eligibility type (Indicate with an "x")** N1 _____ N2 _____ R X
- C. FFY in which funding is requested** 2000
- D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The Housing Authority of the County of San Bernardino (HA) intends to address the problems of drug-related crime by maintaining a *weed and seed* approach that combines strong law enforcement presence with prevention programs. The activities will be tailored to solve the problems at the targeted developments.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Waterman Gardens	254	303
Medical Center	300	320
Colton Housing	55	73
Redlands Housing – Brockton and Lugonia	233	288
Barstow Housing – 7 th Street and Big Horn	203	244

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ **12 Months** X **18 Months** _____ **24 Months** _____ **Other** _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	\$432,718	CA16-DEP-0190195	N/A		
FY 1996	\$432,740	CA16-DEP-0190196	N/A		
FY 1997	\$432,750	CA16-DEP-0190197	\$88,321.73		09/30/2000
FY1998	\$450,060	CA16-DEP-0190198	\$131,991.06		09/30/2000
FY 1999	\$382,476	CA16-DEP-0190199	\$326,639.50		09/30/2001

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The Housing of the County of San Bernardino (HA) has developed a family referral system. This process is a coordinated effort between the Housing Authority Resident Services Department, Property Managers, PHDEP-funded service providers, Resident Advisory Councils, and other community service providers. During daily interaction with Housing Authority residents, all parties will observe and communicate the needs of the target population to the Resident Services Coordinator (RSC). The RSC and other staff will address the specific needs through in-house services or referrals.

The HA’s goals are to encourage self-sufficiency, promote community based solutions and efficacy, and improve quality of family life by:

- Strengthening family foundations;
- Offering positive activities for youth;
- Creating employment and training opportunities; and
- Providing drug prevention, intervention and education.

PHDEP activities will be monitored and evaluated both internally and by independent evaluators. Residents will be asked to complete evaluations of PHDEP activities. Contractors will be required to submit monthly reports and base their efficacy on clearly defined goals.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 2000 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$100,000
9120 - Security Personnel	N/A
9130 - Employment of Investigators	N/A
9140 - Voluntary Tenant Patrol	N/A
9150 - Physical Improvements	N/A
9160 - Drug Prevention	\$130,000
9170 - Drug Intervention	\$ 27,000
9180 - Drug Treatment	\$ 60,000
9190 - Other Program Costs	\$ 81,619
TOTAL PHDEP FUNDING	\$398,619

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement						Total PHDEP Funding: \$100,000	
Goal(s)	To reduce drug-related crime and other criminal activity within public housing						
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.Above Baseline Law Enforcement			1/1/01	12/31/01	\$30,000	\$14,400	Lowering calls for service, vandalism, etc.
2.Police Athletic League			“ ”	“ ”	\$20,000	\$0	Youth served
3.Specialized Patrols			“ “	“ “	\$50,000	\$41,400	Number patrols

9120 - Security Personnel N/A						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							

3.							
----	--	--	--	--	--	--	--

9130 - Employment of Investigators N/A					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol N/A					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding:		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$130,000		
Goal(s)	Provide activities, services and substance abuse prevention education.						
Objectives	Reduce risk factors leading to drug abuse, increase community involvement in prevention activities.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. After school care	165	6-12- year olds	1-1-01	12/31/01	\$50,000		# of participants
2. Adult job placement	25	Adults	“ “	“ “	\$ 2,000	\$11,900	# of participants
3. Adult Education/Train	90	Adults	“ “	“ “	\$ 6,000		# of completions
4. Sports Activities	367	9-13 year olds	“ “	“ “	\$28,000		# of participants
5. Youth Employment	50	14-21 year olds	“ “	“ “	\$ 8,000	\$45,000	# of participants
6. Community Involve	325	All ages	“ “	“ “	\$ 6,000		# of community leaders
7. Youth Leadership	35	12-17 years old	1-1-01	12-31-00	\$29,000	\$64,000	# of teens served

9170 - Drug Intervention					Total PHDEP Funding: \$27,000		
Goal(s)	Identify public housing residents who need drug counseling and refer them to contracted counseling						
Objectives	Maintain referral and effective intervention system						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Referral Program	68	Age 16 –adults	1/1/01	12/31/01	\$ 6,000		# referred
2. Drug Counseling	12	“ “	1/1/01	12/31/01	\$ 21,000		# rehabilitated
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$60,000		
Goal(s)	Provide out-patient treatment and support groups						
Objectives	Assist residents overcome substance abuse						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Contracted treatment	12	Subst abusers	1/1/01	12/31/01	\$51,000		# treated
2. Support groups	30	Teens/adults	1/1/01	12/31/01	\$ 9,000		# in groups
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$81,619		
Goal(s)	Operate program, promote resident involvement						
Objectives	Pay administrative expenses, salaries, and increase resident participation						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Admin and Salaries			1/1/00	12/31/01	\$77,799	\$30,000	Operate offices, staffing
2. Incentive Programs			1/1/00	12/31/01	\$ 3,820		Increase resident involve
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	1	\$ 30,000	2,3	\$ 70,000
9120				
9130				
9140				
9150				
9160	4,5,6	\$ 65,000	1,2,3	\$ 65,000
9170	1	\$ 6,000	2	\$ 21,000
9180			1,2	\$ 60,000
9190	1	\$ 81,619		
TOTAL		\$182,619		\$216,000

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

Comments of Resident County-Wide Advisory Board

1. Include in Mission Statement language that stresses housing assistance is meant to be a stepping-stone to self-sufficiency. (Mission statement was amended to include this language.)
2. Add language to Mission Statement that the Housing Authority's mission is to "...inform and assist residents in achieving a better life.
3. Treat residents as "clients or customers."
4. More services for clients.
5. More help getting education for jobs.
6. Require community service including going to more meetings to find out what they can do to better and help watch the community, keep area clean.
7. New housing stock should be scattered sites.
8. Designate public housing for seniors and disabled but do not make it mandatory for seniors or disabled to live there.
9. Improve roll of residents in establishing policies, planning activities, programs, and implementation of the programs.
10. Have a resident involvement committee of the Resident County-wide Advisory Board targeting community leaders, calling and home-visiting residents.
11. Create a youth council.
12. Take youth on more field trips out of environment, show them other possibilities.
13. Hold more meetings to attract other residents.
14. Fund after-school activities including computer skills.
15. Promote parent involvement with youth activities.
16. Do not target resources to "races" which have shown disproportionate housing needs. One race – "human race."

17. Utilize resident advisory boards more in assisting residents identify and achieve personal goals.
18. Change reference of “very poor” to “economically depressed areas” in deconcentration plan.
19. Include in deconcentration plan transportation assistance to move outside of economically depressed areas.
20. Screen Section 8 tenants.
21. Increase assisted housing stock to meet demands of waiting lists, particularly for the elderly and disabled - preferred scattered sites.
22. Need more supportive services, particularly transportation.
23. Assure that non-profits who get grants based on working with Housing Authority residents spend that money in the community. Residents are unwilling to participate because non-profits “use” them to get funds and then do not provide promised services.
24. Get people to work in their own community.
25. Allow pets.