

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

**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 City of Grand Junction

PHA Number: CO051

PHA Fiscal Year Beginning: 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)

Mesa County Public Library

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 mission of GJHA is to advocate for and to provide safe, suitable housing to the residents of the Grand Junction area whose annual income falls below the median income of Mesa County.

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)
Acquire or build units or developments, including development of Linden Property.

- 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) financial management.
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

X 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)

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

X 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)

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

X 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)

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)

Goal 1: Maintain and expand current housing operated by GJHA

Year One:

- *Maintain current quality of properties/programs**
- *Participate in creation of a homeless shelter in Mesa County**
- *Reevaluate waiting list priorities to accommodate GJ residents**
- *Develop plan to reinvest recycled loan funds of Downtown Housing Effort**
- *Remain proactive in seeking new tools/techniques to improve housing mgmt**

Year Two:

- *Acquire, renovate and lease 100 units in GJ area, either by clearing or upgrading**
- *Conduct market study on rental market for GJ area**
- *Investigate options for development of Linden Property**
- *Review use of LRPH units and consider sale to low income buyers**
- *Designate Ratekin Tower as a facility for elderly and near-elderly residents**
- *Continue to develop and enhance Homebuyer Education Program**

Year 3:

- *Expand GJHA's (locally controlled) housing inventory to 20% of total units**
- *Design appropriate mix of housing for Linden Property/obtain funding to develop**
- *Move people through waiting list, into, and out of GJHA housing**
- *Reduce number of dilapidated housing units in GJ area thru purchase/demolition /zoning changes/other methods**

Year 4:

- *Develop Linden Property**

Goal 2: Advocate for changes outside GJHA that benefit people in need of housing.

Year 1:

- *Comment on appropriate federal regulation changes when appropriate**

***Encourage cooperation with other housing agencies/provide support when appropriate**

Year 2:

***Work to achieve changes in city/county zoning and development codes to enable more affordable housing to be developed**

Year 3:

***Advocate for adoption of a rental habitability code and other appropriate land use and development codes.**

***Advocate for wage increases for Mesa County families**

Goal 3: Ensure that GJHA remains financially stable, well-managed, and solvent, mindful of the fiduciary responsibility to our customers and to the community.

Year 1:

***Continue to seek funding for support of all GJHA housing programs**

***Establish benchmarks for net income/cash flow for each program**

***Complete conversion to a new computer system to improve functionality and to address Y2K compatibility needs**

***Locate adequate office and meeting space**

***Maintain appropriate staff levels to address the needs of GJHA programs**

Goal 4: Increase community awareness of the need for affordable housing and GJHA's role in meeting that need.

Year 1:

***Educate the community on general housing issues in the area**

***Educate the community on general issues regarding wages, and what constitutes a living wage in Mesa County**

***Celebrate the 25th anniversary year of GJHA**

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.

GJHA is submitting the 5 Year Plan for FY 2000 – 2004 and Annual Plan for FY 2000, as a result of QHWRA of 1998. In developing our Agency Plan, GJHA reviewed its goals for the future, all program procedures, rules, and policies. GJHA’s Executive Director and Board of Directors met to discuss future goals of the agency. GJHA also brought together a Resident Advisory Committee for their input into agency goals, developing policies on eligibility, selection and admissions, rent determination, etc.

As a result of this input, GJHA believes that the 5 Year Plan and Agency Plan is consistent with QHWRA and HUD rules and regulations. The Plans are also consistent with the City of Grand Junction’s Consolidated Plan.

Major initiatives include the hiring of a Development Director (by end of fiscal year) to spearhead efforts in conducting a market study on the rental market of the Grand Junction area, and to acquire and develop additional housing to serve the needs of the low and moderate income community. This will be done through applying for grants to acquire more housing assistance such as Vouchers, acquiring and

rehabilitation of existing housing units in the community, and developing new housing on 7.5 acres of property that GJHA currently owns.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (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:

- | | | |
|----------|---|-----------------|
| X | Admissions Policy for Deconcentration | co051a01 |
| X | FY 2000 Capital Fund Program Annual Statement | Page 36 |

- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **co051b01**
- Other (List below, providing each attachment name)
Statement of Housing Needs **co051c01**

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	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 <u>In Administrative Plan</u>
X	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
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	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
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	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
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	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
N/A	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	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
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency NO WRITTEN AGREEMENT	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	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
X	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
N/A	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.

SEE ATTACHMENT

STATEMENT OF NEED

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	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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:
- 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)
*Real Per Capita Personal Income Variation Across U.S. Metropolitan Areas in 1996 – Old Dominion University

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 checked="" 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:					
As of 4/19/00	# of families		% of total families		Annual Turnover
	Sec 8	PH	Sec 8	PH	
Waiting list total	337	113			

Housing Needs of Families on the Waiting List				
Extremely low income <=30% AMI	282	92	84	81
Very low income (>30% but <=50% AMI)	49	21	15	19
Low income (>50% but <80% AMI)	6	0	1	0
Families with children	134	113	40	100
Elderly families	29	0	8	3
Families with Disabilities	174	3	52	3
Race – White	335	112	99	99
Race – Black	1		1	
Race – Native Amer	1	1	1	1
Race/ethnicity				
Characteristics by Bedroom Size (Public Housing Only)				
1BR	0		0	0
2 BR	79		70	1
3 BR	31		27	1
4 BR	3		3	N/A
5 BR	0		0	0
5+ BR	0		0	0
<p>Is the waiting list closed (select one)? No <input checked="" type="checkbox"/> Yes</p> <p>If yes: recently opened after 15 months closed</p> <p>How long has it been closed (# of months)? 15 months closed–</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" 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 checked="" type="checkbox"/> Yes Persons w/disabilities/family unification/domestic violence</p>				

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.

GJHA will hire a Development Director to conduct a study during the next year to assess the housing needs of families in the jurisdiction. GJHA does not believe it has sufficient information available to determine the specific needs of various populations, including special needs populations. Informed by the results of the needs assessment, GJHA Board may modify the Five Year Plan to focus on specific areas of need.

(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)

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, as required
- Other: (list below) **84% of PH families on waiting list are at or below 30%**

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)
Consider designating Ratekin Tower Apartments as elderly-only.

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

- X Affirmatively market to local non-profit agencies that assist families with disabilities
 - X Other: (list below)
- Applied for and received 75 Vouchers for Persons with Disabilities in 1999 – fully leased**

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

- X 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:

- X Funding constraints
- X Staffing constraints
- X Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- X 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	35,221.00	
b) Public Housing Capital Fund	70,608.00	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,362,168.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	41,000.00	Public Housing Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Other income (list below)		
Interest Income	4,000.00	Public Housing Operations
4. Non-federal sources (list below)		
Total resources	3,512,997.00	

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)
- When families are within a certain time of being offered a unit: **90 days**
- 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)

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?

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?

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

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)

(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)

Accessibility issues

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.

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)

- 1** 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
- 1** Those enrolled currently in educational, training, or upward mobility programs
- 1** Households that contribute to meeting income goals (broad range of incomes)
- 1** Households that contribute to meeting income requirements (targeting)
- 1** Those previously enrolled in educational, training, or upward mobility programs
- 1** 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)

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:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:

X Other (list policies and developments targeted below)
Waiting list preferences encourage working families and those enrolled in self-sufficiency programs.

d. Yes **X** 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)

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

X List (any applicable) developments below:

Capital Terrace Townhomes (LRPH)

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)

X 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)

- X** 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)

b. **X** 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)

(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)

(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:

Hard to House families

Persons w/Disabilities

Individual Circumstances

Family emergencies which hindered family's search for housing

(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
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)

Direct mailing to Human Services Agencies

Posted Notices

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: **GJHA will grant an exemption from application of the minimum monthly rental to any family unable to pay such amount because of financial hardship. Family hardship shall include:**

***Loss of eligibility for or waiting an eligibility determination for a federal, state, or local assistance program**

***The family would be evicted as a result of the imposition of the minimum rent requirement**

***The income of the family has decreased because of a changed circumstance, including loss of employment, or a death in the family**

GJHA will not grant a hardship exemption if a family member voluntarily quits a job or fails to cooperate with an agency that provides income assistance (such as welfare department). GJHA must have documentation from the employer or appropriate agency before denying the exemption.

c. Rents set at less than 30% than 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: **GJHA intends to implement Flat Rents for LRPH (2 bdrm townhome \$435) (3 bdrm townhome \$450) (3 bdrm house \$525)**

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) **None of the above**

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 **Developed to implement the non-citizen rule**
- 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) **\$40.00**
- 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) **Not Applicable**

- 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) **Not Applicable**

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)

Same as Low Rent Public Housing Rent Policies as described above.

5. Operations and Management

[24 CFR Part 903.7 9 (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)

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	29	2
Section 8 Vouchers	517	45
Section 8 Certificates	Combined w/Vouchers	
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Mainstream Persons w/Disabilities	100	6
Family Unification	105	10
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
Section 8 New Construction		
*Walnut Park	78	2
*Ratekin Tower	107	48

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)

Low Rent Public Housing Tenant Selection Plan

GJHA Procurement Policy

Public Housing Grievance Procedures

Public Housing Rules of Occupancy

Public Housing Residential Lease

**Maintenance and Janitorial Charges
Utility Allowance Chart**

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

GJHA Procurement Policy

6. 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.

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: **None**

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: **None**

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 903.7 9 (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)

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number **CO06P05150100** FFY of Grant Approval: **(10/2000)**

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	7,061.00
3	1408 Management Improvements	32,797.00
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	15,000.00
10	1460 Dwelling Structures	7,500.00
11	1465.1 Dwelling Equipment-Nonexpendable	8,250.00
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	70,608.00
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

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
CO051	Site Improvements Fencing	1450	15,000.00
	Dwelling Structures Carpeting Energy Efficiency – Fans	1460	4,500.00 3,000.00
	Dwelling Equipment Non-Expendible Refrigerators	1465.1	8,250.00

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)
CO051	<p>Site Improvements Fencing - June 2001</p> <p>Dwelling Structures Carpeting - September 2001 Energy Efficiency - March 2001</p> <p>Dwelling Equipment - Non-Expendable Refrigerators - March 2001</p>	<p>June 2001</p> <p>September 2001 March 2001</p> <p>March 2001</p>

(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 **X** 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)

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 **X** 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:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	

5. Number of units affected:
6. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development
7. Timeline for activity:
a. Actual or projected start date of activity:
b. Projected end date of activity:

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"/>

<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)</p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected:</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

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 **X** 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:

<p>2. What is the status of the required assessment?</p> <p><input type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p> <p><input type="checkbox"/> Other (explain below)</p>
<p>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.)</p>
<p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <p><input type="checkbox"/> Conversion Plan in development</p> <p><input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway</p>
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <p><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)</p> <p><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent</p> <p><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units</p> <p><input type="checkbox"/> Other: (describe below)</p>

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)]

GJHA has voluntarily established a home buyer education program and has served nearly 1,000 families. Some GJHA tenants have completed the course and become homeowners.

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)
- Part of the development
- 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.)

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.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA 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

VERBAL AGREEMENT. NO WRITTEN FORMAL AGREEMENT. TWO MEMBERS OF TANF STAFF ARE MEMBERS OF THE FSS PROGRAM COORDINATING COMMITTEE.

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 – **Family Unification Vouchers**
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe) **Quarterly Meetings between agencies and key staff members**

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. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Family Self Sufficiency Program</i>	<i>21</i>	<i>Specific criteria</i>	<i>PHA Main Office</i>	<i>Both</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 05/01/00)
Public Housing	-0-	2
Section 8	21	19

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:

Not Applicable

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 use 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)

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)

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)

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: ____)

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.

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)

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

1. Yes **X** 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 **X** 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

X Other: (describe) **GJHA sent letters to all program participants, inditing their interest. Twelve responses were received. GJHA interviewed and selected best candidates.**

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- X** 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: (provide name here)

City of Grand Junction CO

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)

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

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

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

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

Consolidated Plan:

The City understands that one of the best ways to help low and moderate income people is to provide good jobs with good wages. The City's support of economic development efforts is aimed at producing these jobs so that people can help themselves and have long term solutions to these problems.

GJHA 5-Year Goals

Advocate for wage increases for Mesa County families. Educate the community on general issues regarding wages, and what constitutes a living wage in Mesa County. Advocate for adoption of a rental habitability code and other appropriate land use and development codes.

Consolidated Plan:

To increase the supply of ownership opportunities available to low and moderate income homebuyers.

GJHA 5-Year Goals

Continue to develop and enhance the Homebuyer Education Program. Consider sale of Capital Terrace Townhomes (LRPH) units to low income buyers.

Investigate options for development of the Linden Property.

Consolidated Plan

The City will increase its efforts to support affordable housing by using some of its CDBG funds in this area. To achieve the goals of this priority need Grand Junction will support specific programs proposed by the GJHA and other appropriate agencies.

To increase the supply of affordable rental housing.

GJHA 5-Year Goals

Increase community awareness of the need for affordable housing and of GJHA's role in meeting that need. Acquire, renovate and lease 100 units in the Grand Junction area. Reduce the number of dilapidated housing units in the Grand Junction area through purchase and demolition, zoning changes and other methods. Work to achieve changes in city/county zoning and

development codes to enable more affordable housing to be developed. Expand GJHA's housing inventory to include 20% of total units under local control. Design an appropriate mix of housing to be developed on the Linden Property and obtain funding to complete the development. Continue to seek funding for support of all GJHA housing programs. Hire a Development Director to spearhead efforts for market study, acquiring, renovating affordable housing.

Consolidated Plan

To remove substandard housing conditions

GJHA 5-Year Goals:

Advocate for adoption of a rental habitability code and other appropriate land use and development codes.

Consolidated Plan

To prevent homelessness and to assist those striving to escape homelessness

GJHA 5-Year Goals:

Participate in the creation of a homeless shelter in Mesa County

Other: (list below)

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

Consolidated Plan

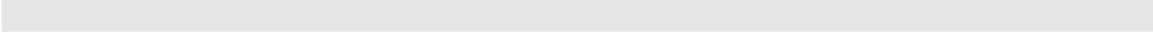
The City will increase its efforts to support affordable housing by using some of its CDBG funds in this area. To achieve the goals of this priority need Grand Junction will support specific programs proposed by the GJHA and other appropriate agencies.

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.



RESOLUTION NO. 2000-06

**RESOLUTION APPROVING LOW RENT PUBLIC HOUSING
DECONCENTRATION PLAN**

WHEREAS, Congress of the United States in its Quality Housing and Work Responsibility Act of 1998, require that all Public Housing Agencies have an admissions policy designed to provide for deconcentration of poverty in its low rent public housing program; and

WHEREAS, Congress also requires that all Public Housing Agencies target 40% of its new admissions in Low Rent Public Housing to families whose incomes do not exceed 30% of the area median family income as published by HUD, and

WHEREAS, the Grand Junction Housing Authority desires to comply with the Act of 1998,

WHEREAS, the annual income of Capital Terrace residents fall in the extremely low income category, GJHA has established a ranking preference housing working families prior to families who are not working as a way to bring higher income families into Capital Terrace Townhomes,

WHEREAS, in providing a Family Self-Sufficiency Program, GJHA hopes to raise the income levels of families in Capital Terrace Townhomes.

NOW, THEREFORE, BE IT RESOLVED that the Grand Junction Housing Authority's admissions policy for Low Rent Public Housing shall require that

1) In each Fiscal Year, GJHA's new admissions into Low Rent Public Housing meet the income targeting criteria (40% will have **incomes that do not exceed 30%** of the area median income as published by HUD), and

2) Once the income targeting criteria in 1) above, has been met, GJHA will then target 60% of the remaining new admissions to families whose **incomes are above 30%** of the area median income as published by HUD but whose income will not exceed 50% of the area median. Skipping over families on the waiting list will be allowed to accomplish this goal.

Page Two

3) If there are no higher income families (above 30% of area median family income) on the waiting list, GJHA will follow normal waiting list procedures and will not skip over any family.

Gi Hamrick, Chairperson

Date: _____

ATTEST:

Secretary

DATE: February 22, 2000
TO: Resident Advisory Board
FROM: Grand Junction Housing Authority
REF: PHA Annual Plan for GJHA
Minutes from Meeting – Friday, February 18, 2000
Information for Next Meeting

Our first meeting with our new Resident Advisory Board was held on Friday, February 18, 2000, at 2:00 p.m.

During the meeting our Assistant Director, Esther Cardona, explained first what the Grand Junction Housing Authority was all about. She talked about the various programs we offer to house people. She then went over the information that was inserted into binders that you received at the meeting. This information was on the statistics of the various programs and how the Welfare to Work Program has really affected the success of our programs. Information on our elderly/disabled housing was included and some general information on the Grand Junction Housing Authority.

During the last half of the meeting, we reviewed the chapters that have been changed in our Administrative Plan, which will part of the new PHA Annual Plan that the Grand Junction Housing Authority is now required to do. Esther then explained how, you, as a member of the Resident Advisory Board, should take the time to really read this information over. You should then take any notes on policies that you would like to discuss. You should also be writing down anything that you may not agree with, concerning the new policies, and we will discuss them at the next meeting.

Many good questions were asked. A request was made to send each board member the deadlines for completion of this plan. The deadlines are as follows:

Changes made by Resident Advisory Board	Complete by April 17, 2000
Submit to publications for Public Comment	Complete by April 21, 2000
End Public Comment Period	Complete by June 8, 2000
Submit PHA Annual Plan to GJHA	
Board of Director's for approval	Complete by June 26, 2000
Submit PHA Annual Plan to HUD	Complete by July 15, 2000

This meeting ended around 3:15 p.m.

Our next meeting is scheduled for Friday, March 10, 2000, at 2:00 p.m. We are to meet in the Ratekin Tower Commons Area. At this time, you are to bring your binder along with any changes you would like to make to the chapters you were given concerning the Administrative Plan. We will be discussing these changes. We will also give you new information on chapters that we are working on now.

If you have transportation problems in getting to this meeting, or any other concerns, please contact myself, Mary Gregory, or Esther Cardona, at (970) 245-0388 and we will accommodate you as much as possible.

Thanks for being a part of this project! We appreciate you taking the time to be involved. We look forward to seeing you at the next meeting.

MEMORANDUM

TO: Residency Advisory Board Members

FROM: Esther Lucero-Cardona, Assistant Director

RE: Annual Plan Meeting – March 10, 2000 2:00 p.m.

Residents in attendance: Charlotte Lamb (Ratekin Tower Apts) Marilyn Trimbel & Judy Yeaton (Walnut Park Apts), Cory Hunt, Heidi Blair & James Steinberg (Section 8 Program)

Residents absent: Chris Luby & Ernest Larson (Section 8 Program) Mary White (Capital Terrace Apts) Falco Montoya (Ratekin Tower Apts)

Staff in attendance: Mary Gregory (Section 8 Program) Virginia Garcia (Walnut Park Apts) Esther Cardona (Assist Director)

This was our second meeting of the Resident Advisory Board. New members were introduced. Esther Cardona explained the purpose of the Resident Advisory Board to the new members and brought them up to date.

Esther passed out a copy of a letter from Mr. Ernest Larson who could not be at the meeting because he is recovering from surgery. Mr. Larson's letter states that he read the information provided to the Advisory committee members and had several comments and questions. Mr. Larson had positive comments on the following issues:

Goals Year 1: Homeless shelter. Staff discussed how GJHA was involved in homeless shelter and current progress. Received positive feedback from Advisory Committee.

Goals Year 2: Capital Terrace Townhomes. Consider sale of units to low income buyers. Staff was not able to say exactly how this will be accomplished but will be looking into possible ways to have a homeownership program. Positive feedback from Advisory Committee.

Designate Ratekin Tower as a facility for elderly and near elderly residents. Ratekin Tower constantly encounters problems with the mix of elderly and young disabled residents. Elderly residents fear the young disabled residents. Young disabled residents have a different lifestyle than the elderly – generally they like to entertain and play their music loud, which causes problems with their neighbors who are elderly. This was confirmed by both Charlotte Lamb (elderly disabled resident) and Cory Hunt (non-elderly, disabled resident) If Ratekin were to be designated as elderly and near elderly only, GJHA would have to seek input from the community and must find another housing alternative for the disabled.

What is the Linden Property? Located on Orchard Mesa, this is a 7 acre parcel of land that GJHA purchased to develop additional affordable housing for the community. Several possibilities have been discussed, including townhomes, and some form of homeownership. Currently, there is one small, old house that the GJHA uses for a family in transition – from homeless to trying to obtain some form of permanent housing.

Goal Year 3: Reduce the # of dilapidated housing units in GJ. Staff discussed this with Advisory Committee and believes that this will be a hot topic in the future.

Suggestion: Involve the Resident Advisory Committee in formulating a resident satisfaction survey to be sent to all residents or used as a basis of discussion at group meetings. This suggestion came out as a result of the 98-99 yearly Report to the Board of Directors by Esther Cardona. Esther stated that a resident satisfaction survey was one of the four indicators that measure the performance of the housing authority.

GJHA staff comment: We could certainly explore the possibility of sending out a survey to all our residents. However, the resident satisfaction survey as discussed in the Yearly Report was a survey sent to the residents of Capital Terrace Townhomes (public housing only) by HUD's Real Estate Assessment Center. Another survey will be sent by this same Center to participants of the Section 8 Program. This will be a random sampling to rate the Section 8 Program – similar to the Public Housing Program's rating.

GJHA received scores for the following:

- Maintenance and Repair 79.6%
- Communications 73.7%
- Safety 50% Follow Up Plan Required
- Services 90.3%
- Neighborhood Appearance 58.1% Follow Up Plan Required

GJHA must follow up with the residents at Capital Terrace Townhomes, find out from them why we scored low under Safety and Neighborhood Appearance and institute a follow up plan.

Chapter 8. Income/Determination of Rent Absence for medical reasons for 3 months, or a maximum of 6 months.

Question: For how long does the housing authority continue to assume responsibility for the rent subsidy following the death of the sole member of the household?

GJHA response: The Housing Assistance Payments Contract states "If the family moves from the contract unit, the HAP contract terminates automatically." GJHA would interpret "moves" to mean death of the sole member of the household. Staff will call HUD for additional information.

Mary White also could not attend the first meeting. However, she did receive the information provided at the first meeting and also wrote comments. Ms. White's comments were not by way of a letter but were noted on the actual Chapter pages of the Administrative Plan. Her comments were also discussed among the members and are as follows:

Chapter 5. Applying for Admission Page 5-5 G. Grounds for Denial of Admission.

Comment: Domestic violence should be included. It is. (Violent criminal activity would include domestic violence.)

Note: We are removing the subchapter G. Grounds for Denial of Admission because it is fully addressed in Chapter 18. Denial or Termination of Housing Assistance.

Chapter 6. Establishing Preferences and Maintaining the Waiting List. "Employment Status (Working vs. Non-Working) A working applicant receives a higher ranking than a non-working applicant..."

- Gainfully employed a minimum of 10 hours a week"

Comment: to revise the definition of gainfully employed to be a minimum of 30 hours a week (which is required by recipients of financial assistance through Dept. of Human Services).

The Advisory Board members agreed with this revised definition. GJHA staff called DHS (talked to supervisor, Charlotte Trujillo). Their definition of "gainfully employed" is a minimum of 30 hours a week in

work or job training program. A family who has a child under the age of 6 years is “gainfully employed” with a minimum of 20 hours a week in work or a job training program.

GJHA response: GJHA will seek to revise the current definition to that of Dept. of Human Services.

Chapter 9. Verification Procedures Page 9-11

Comment: to include “Church issued baptismal certificate” as a verification of a minor’s birth.

GJHA response: We agree and will include in revised Chapter 9.

Chapter 11. Locating Suitable Housing. Two Chapter 11’s were included – both different. Correct Chapter is provided with this memo.

Chapter 13. Lease Approval Page 13-2 was missing. We provided complete Chapter to members in attendance and will provide the complete Chapter with this memo to members not in attendance.

Comment: A. Documents Submitted paragraph 3 states that families *may* lease properties owned by relatives. Families *may not* lease properties owned by relatives unless the family head or spouse has a disability. This has been corrected.

Chapter 14. Owner Payment & Utility Allowance Page 14-2 “Allowances for ranges and refrigerators will be based on the lessor of the cost of leasing or purchasing the appropriate appliance.”

Comment: over time, leasing is more costly. We agree!

Chapter 15. annual Activities Page 15-2 Changes in Tenant Rent “The GJHA will, if possible, give the family thirty (30) days written notice of any change in their portion of the rent”.

Comment: this doesn’t happen currently – i.e. I have not been notified in writing for at least my last two rent increases. I’ve had to call to find them out. Response: The current policy is 30 days written notice, if possible. We do not know why Mary did not get proper notice but will check on it and comment to her, direct. However, there are times when extenuating circumstances will not allow us to give a full 30 day notice – problems such as not getting all the written verifications of income on a timely basis would cause us not to meet the 30 day timeline. But written notice of a rent change should always be given.

Other comments from Mary White were corrections to either spelling or use of correct grammar. We definitely appreciate her close review of the Plan!!

Comments from Cory Hunt: Chapter 7. Occupancy Standards.

Question on studio apartments and if they could be rented under the Voucher Program. Yes, it is possible, however, must have separate kitchen and bath facilities and separate entrance. The Zero Bedroom Payment Standard would be used, which gives the participant less money in which to seek housing.

Comments from James Steinberg: Chapter 4. Eligibility for Admission, Page 4-2 regarding the eligibility of single persons. “A family whose head or spouse (or sole member) is:

- Any other single person who is not sixty-two years old or older, disabled, displaced or the remaining member of a tenant family. However, GJHA rules require that elderly, disabled single persons be given preference over non-elderly, disabled single person. Displaced single persons also have preference over single persons.”

HUD’s rules require that any elderly or disabled person receive preference over any single person. The way this rule is written in the Plan, however, is confusing.

GJHA Response: We will revise wording to say: “However, GJHA rules require that elderly or disabled persons be given preference over non-elderly, non-disabled single persons. Displaced single persons also have preference over single persons.”

Comment: Why a family could be terminated from housing assistance because of a family member’s involvement in drugs or violent criminal activity. Mr. Steinberg expressed concern that the head of household may not have control over a child but yet the household’s housing assistance could be terminated.

GJHA’s response was that a family’s housing assistance is not automatically terminated. A family is entitled to a hearing should this situation arise. At the time of the hearing, the family could present evidence that would show the housing authority that the child was no longer using drugs and/or attending drug treatment classes, or somehow showed that the child was trying to correct the problem.

Denial or Termination of Housing Assistance will be discussed at our next meeting.

Next Meeting will be in the evening, 7:00 p.m., March 23, 2000 at Ratekin Tower Apartments.

Enclosed:

- Income Limits for Programs
- Corrected pages to Plan (please insert in correct place)
- New Chapters which will be discussed at the next meeting

Again, if you cannot make the meeting and have time to review the materials, please jot down your comments and we will discuss them at the next meeting. Staff of the GJHA very much appreciate your comments!! We find they very interesting and very well thought out! Thank you for participating.

MEMORANDUM

TO: Residency Advisory Board Members
FROM: Esther Lucero-Cardona, Assistant Director
RE: Annual Plan Meeting – March 23, 2000 7:00 p.m.
DATE: March 28, 2000

Residents in attendance: Charlotte Lamb and Falco Montoya (Ratekin Tower Apts) Judy Yeaton (Walnut Park Apts), Cory Hunt, Chris Luby & James Steinberg (Section 8 Program)

Residents absent: Ernest Larson and Heidi Blair (Section 8 Program) Mary White (Capital Terrace Apts) Marilyn Trimbrel (Walnut Park Apts)

Staff in attendance: Mary Gregory (Section 8 Program) Esther Cardona (Assist Director)

Esther passed out copies of comment letters from Mr. Ernest Larson and Judy Yeaton. Mr. Larson's comments and questions were addressed as follows:

Mr. Larson believes that, because of the complexity of the housing authority, it is a very difficult job for a layman (resident committee) to analyze and comment upon the many rules and regulations.

GJHA staff comment: After three meetings with the resident advisory committee, and written comments and suggestions submitted – we disagree. We are completely impressed with the comments and suggestions made by the committee! They suggest that the committee is becoming knowledgeable about the housing authority policies and is making valid suggestions.

Mr. Larson suggested that the Committee should focus on intra-tenant relations or be used as a sounding board for complaints based on individual experiences. This suggestion could be further explored after the Agency Plan is completed. An area where a Resident Advisory Board could be used would be in the area of Grievance Hearings and/or hearings in cases where the housing authority intends to terminate a family's housing assistance for failure to abide by the Lease or Housing Voucher.

Question: In case of death of sole occupant, e.g., March 15, is the estate asked to refund the housing authority's portion of rent from March 15 to end of month? Answer: No. The landlord may keep the remaining rent for the month, however, the housing authority will not ask for reimbursement from the tenant.

Judy Yeaton had several questions and grammar corrections. Thank you for the input.

1. Question: What exactly is Section 8. Answer: Generally, when a person seeking housing assistance asks for Section 8 housing, they receive a Certificate or Voucher (called Section 8 tenant based – which means the family can receive housing assistance to rent a unit almost anywhere they wish to rent – they are not required to rent a certain housing unit – such as Walnut Park). The unit the family selects must pass housing quality standards, be within their rent limit, and the landlord must be willing to rent to the family. This is what most people think of when they ask for Section 8 housing.

However, Section 8 can also be Section 8 New Construction which is project based – meaning the family can only receive housing assistance at only one apartment complex (Ratekin Tower or Walnut Park, for example). Section 8 refers to a particular section of the U.S. Housing Code of 1937, which established low income housing assistance for families.

2 and 3 - Yes, newly drafted pages should be substituted for old pages. We apologize for the confusion with the handouts. The information on page 4 of this memo should take care of the confusion.

4, 5, 6, 8, 10, and 13 – grammatical corrections.

7. Question: Why are people evicted from Public Housing for drug activity only ineligible for Section 8 programs for a three year period? Why not five years? **Answer:** HUD’s rule require a three-year period. GJHA **can** extend the time period to five years but does not believe the Board of Directors will approve such a time frame. When HUD issued this rule in 1996, the Board of Directors did not agree with HUD regarding denial or termination of housing assistance for drugs or violent criminal activity. They felt that the time limits were too long and reasons for denial were too strict. They asked staff and GJHA’s attorney to do further research as to whether this rule was flexible. It is not!

8. Question: Why can’t GJHA obtain police reports from persons 15 to 18 years of age. **Answer:** Juvenile records (under age 18) are not released to the public.

11. Question: Why does Mary Gregory have an asterisk * after her name. **Answer:** She is special – but not that special – we will remove it!

12. Suggestion: Add Mesa County Library to the agencies GJHA contacts when opening or closing waiting lists. **Answer:** Will do! Good comment.

Additional comments from Page Two of Judy Yeaton’s letter:

1. **Question:** Why can’t GJHA screen for factors which relate to the suitability of an applicant?

Answer: GJHA **can and does** screen for suitability factors (whether they have good landlord references, bad criminal history, pay their rent on time, etc.) for Walnut Park, Ratekin Tower, Low Rent Public Housing (Capital Terrace Townhomes), Crystal Brook Apartments, and Lincoln.

However, GJHA has chosen **not** to screen for suitability factors (with the exception of drugs or violent criminal activity) for the Section 8 Housing Voucher Program. GJHA determines whether a family is income eligible and asks for police and sheriff’s reports to determine whether a person is involved in drugs or violent criminal activity, but does not ask applicants for landlord references, etc. GJHA believes that the landlord should determine, based on their criteria, whether to rent to the family. GJHA does not make any guarantees to the landlord that any family with a Housing Voucher will be a good tenant.

2. **Question:** What is a local preference? **Answer:** Housing Authority’s are allowed to establish local preferences. They are used to select among applicants without regard to date or time of application (for example: we could establish a local preference that would select Vietnam Vets and/or Vets from WW2 before anyone else on the waiting list **or** near elderly persons between the ages of 55 and 62) These local preferences are optional (GJHA does not have to implement them) but if GJHA does, then the GJHA Board of Directors must approve.

The Resident Advisory Board discussed the current residency preference (City/County/State/Out of State) and how this works. For example, a person walking into the housing authority at 10:00 a.m., March 27, 2000 who lives in the City limits of Grand Junction would have preference over another person who walks in at 8:00 a.m. March 27, 2000, who lives in the County of Mesa. The GJHA Board of Directors is reviewing the residency preferences with the intent of changing them to the 202 Sewer District Boundaries. GJHA will be taking this to the GJHA Board for their review. More updates will be given to the Resident Advisory Board at the next meeting (a map of the area will be provided).

3. **Question:** Why is the time limit three years when determining preference for an applicant who was evicted because of drug related criminal activity? **Answer:** See Question 7, above.

4 thru 16 – grammatical corrections.

Community Service Requirement: Esther explained the special requirement recently implemented by HUD regarding community service in Low Rent Public Housing Programs (Capital Terrace Townhomes). The new rule requires that all residents must participate in a community service or economic self-sufficiency program for a minimum of 8 hours per month. Failure to participate could result in the family's non-compliance with their lease and possible eviction!! GJHA would like comments from the Resident Committee as to: **1) what they would consider as eligible types of allowable community service requirements and 2) what residents would the Committee like to see exempt from this rule?**

The Committee had the following suggestions for the 8 hours of community service:

- ✓ Library to read to kids
- ✓ Dinosaur Valley
- ✓ Salvation Army
- ✓ Make copies for social services agencies
- ✓ Rock babies in the hospital
- ✓ Center for Independence
- ✓ Museum
- ✓ Share Colorado
- ✓ Botanical gardens
- ✓ Latimer house
- ✓ Answer phones at the library
- ✓ Find out where the local high schools students are volunteering (they are required to do 30 hours of volunteerism prior to graduating).
- ✓ Find out where the Mesa County Work Release Center sends their people to work off community service time.

Some ideas for exemptions were: temporary exemptions for surgery, persons enrolled in a self-sufficiency program, Colorado Works program, going to school or employed.

A copy of the actual HUD rule is attached. Please feel free to make further comments.

Charlotte Lamb and Falco Montoya brought up **security issues at Ratekin Tower**. People getting into the building, an on-site Resident Manager, etc. They believe that residents need constant reminders not to let anyone into the building, especially at night. We talked about the fact that an on-site Resident Manager is not security. The manager's job duties do not require that they be security but the residents expect him/her to be. GJHA staff mentioned that a new maintenance position is being considered for Ratekin. The person hired would work on-site after normal business hours, would live in the manager's apartment and would be a visible presence for any problems which may occur in the evening hours. This is still in the discussion stage.

Additional Comments:

Page 18-4 Denial or Termination **Comment:** #11 is out of place in the reasons for Termination. **Response:** Correct, will be removed.

Page 18-4 Denial or Termination **Comment:** #16 does not make sense. **Response:** Correct, will be removed.

Other issues: The residents were asked if they were using the new transit system. Some had – some had not. It appears as though the bus driver's for the transit system are not yet familiar with assisting persons in wheelchairs. They don't quite know how to strap down a wheelchair and/or have problems with communicating with the disabled. It appears to be a big problem.

We had a very productive meeting that lasted until 10:00 p.m. Hopefully, we didn't burn anyone out!

Enclosures:

Esther confused several people with the last handouts so here are some clarifications:

The Administrative Plan (Purple Cover Sheet) contain procedures for the Section 8 Voucher Program. Chapters 1 - 27.

New **The Low Rent Public Housing Tenant Selection Plan** (Pink Cover Sheet) contain procedures for Capital Terrace Townhomes located at 1104 Bookcliff Avenue. Chapters 1 - 10 and Appendix A - D

New **The Walnut Park and Ratekin Tower Tenant Selection Plan** (Blue Cover Sheet) Chapters 1-9 and Appendix A - E

The bottom of the pages show which Plan it is and Chapter numbers and pages (example: the bottom pages of the Tenant Selection Plan for Low Rent Public Housing would read as follows:

Walnut Park and Ratekin Tower would also show the same footer.

The Administrative Plan does not have a footer description, other than Chapter number and page. We apologize and will try to place the name of the Plan at the bottom of the pages in the future.

When we give you new handouts, they are meant to replace old Chapters or parts of Chapters that were updated or corrected in some way. If we have completely lost you, please bring your binder to the next meeting and we will make sure it's correct! If you need a larger binder, we will be glad to swap you for a new one!

Next Meeting will be 4:00 p.m. on Monday, April 3, 2000 at Ratekin Tower Apartments.

Again, if you cannot make the meeting and have time to review the materials, please jot down your comments

MEMORANDUM

TO: Residency Advisory Board Members
FROM: Esther Lucero-Cardona, Assistant Director
RE: Annual Plan Meeting – April 3, 2000 4:00 p.m.
DATE: April 10, 2000

Residents in attendance: Charlotte Lamb (Ratekin Tower Apts) Marilyn Trimbel and Judy Yeaton (Walnut Park Apts), Heidi Blair (Section 8 Program)

Residents absent: Ernest Larson, James Steinberg, Cory Hunt, Chris Luby (Section 8 Program) Mary White (Capital Terrace Apts) Falco Montoya (Ratekin Tower Apts)

Staff in attendance: Mary Gregory (Section 8 Program) Esther Cardona (Assist Director)

Esther passed out copies of comment letters from Judy Yeaton. Ms. Yeaton's comments and questions were addressed as follows:

Question: Regarding the Community Service requirement, would there be any exemptions for age and infirmities? **Answer:** Yes, persons who are over 62 years of age and/or disabled will be exempt from the requirement. However, if a family member is under the age of 62 years and is not disabled, then he/she would be required to perform some type of community service. Remember, this applies only to the Low Rent Public Housing Program.

Comment: Page numbering is confusing. **Answer:** I apologize. The final product will have correct page numbers. I am converting the documents from an old AmiPro software to Microsoft Word. I can't quite figure out how to number the chapters! Any help???

Question: Regarding the rent payment requirements for Ratekin and Walnut. Is it possible to specify a due date of the 3rd of the month for those who receive their Social Security checks on the 3rd? Even though there is a 5 day grace period with no penalty, it really bothers Judy to be "late" with her rent. **Answer:** No, the language of the lease for Ratekin and Walnut is dictated by HUD. If it is any consolation, most of our elderly and disabled residents who are on Social Security feel the same way. They feel that their rent is "late" when paying on the 3rd of the month.

Question: Regarding Walnut Park Policies and Regulations, is the total amount of the pet deposit \$300 or \$375? The way it is stated, implies that there is a deposit of \$225 that is refundable and \$75 that is not

refundable, making the total \$300. **Answer:** This is correct, the total pet deposit is \$300. \$75 is not refundable to the tenant.

Question: Should the lease be bilingual? **Answer:** At this time, we do not believe that the lease should be bilingual. We have very few families who are strictly Spanish speaking and would require that their lease be written in another language. When we encounter families who are Spanish speaking, our staff can usually assist in interpreting the lease.

Question: Community Service is a good idea. Are working adults exempt from the 8 hours required monthly? Perhaps employed people could have a quarterly requirement of 8 hours service?? **Answer:** Yes, working adults are exempt from 8 hours of community service. There is no current requirement to have any working adults perform community service.

Next Meeting will be 12:00 p.m. on Thursday, April 27, 2000 at Ratekin Tower Apartments. GJHA WILL PROVIDE LUNCH!!! Again, if you cannot make the meeting and have time to review the materials, please jot down your comments and we will discuss them at the next meeting.

STATEMENT OF NEED

Grand Junction and Mesa County have a serious need for additional affordable housing resources.

Growth in Mesa County's population far exceeds the growth in the number of affordable housing units in the local market. Increases in single family home prices far outstrip increases in local wages. Rental rates climb steadily. The long waiting lists for the limited affordable housing units are sometimes closed for a year or more due to overload and lack of adequate funding to meet the growing needs.

A housing problem is typically a result of a scarcity of available units or of units affordable to the renter population. An *Availability* problem would indicate the need to build additional rental units. An *Affordability* problem would indicate the need to bridge the gap between the market rates and the renter households' ability to pay. Often both factors are present. Of the two primary components of an affordable housing problem -- availability and affordability -- this report addresses only the affordability component. GJHA will commission a professional Needs Assessment in Fall 2000 to obtain more detailed information on the specific needs of various populations, including special needs populations. Informed by the results of the Needs Assessment, the GJHA Board may modify this Five-Year Plan to focus on specific areas of need.

Housing Market Appreciation Exceeds Wage Growth

Mesa County is the 10th fastest growing county in Colorado, based on numeric change in population from 1990-1998. In 1990, Mesa County's population was 93,145; in 2000 it is estimated to be 117,443.

U.S. Housing Markets ranks the top 50 "hot" real estate markets in the nation. Colorado has five areas in the top 25, including Greeley, Fort Collins/Loveland, Grand Junction, Boulder/Longmont, and Denver. A review of the Residential MLS Statistical Reports from the Mesa County Association of Realtors indicates that the average selling price of a single family home in Mesa County has increased nearly 143% in the last ten years. The average sales price of a single family home in 1989 was \$54,285, but had jumped to \$131,874 by the end of 1999.

Unfortunately, Mesa County's per capita personal income only increased 46.3% from 1990 to 2000, from \$15,280 to \$22,355. Mesa County's Area Median Family Income, determined annually by the U.S. Department of Housing and Urban Development, has only risen 10.4% over the past 5 years, from \$36,600 in 1996 to \$40,400 in 2000.

Rent for a modest two bedroom apartment at the 40th percentile in the Grand Junction area is at least \$524 per month, requiring an annual income of at least \$20,960 to make the unit affordable. But 23.5% of the jobs in Mesa County are Retail jobs, paying on average \$15,946 in 1998, the most current year for which data is readily available. Rent for a three bedroom apartment in the same modest range is \$706 per month, requiring an annual income of at least \$28,240 to make the unit affordable. Service jobs, which comprise 28% of the jobs in Mesa County pay, on average, \$23,164.

Poverty Levels Alarming:

One of the most disturbing indicators of need is the estimated poverty levels in Grand Junction and Mesa County. In 1997, the City of Grand Junction had 19,061 individuals, or 7,830 households living below 150% of poverty. At the time, this was 45.4% of the City's population of 42,033. Mesa County had 27,266 individuals, or 10,820 households, living below 150% of poverty.

Poverty Levels in Grand Junction and Mesa County -- 1997

Individuals	<u>Below 50%</u>	<u>50 - 100%</u>	<u>100 - 150%</u>	<u>Total</u>	<u>Population</u>	<u>%</u>
Grand Junction	5,214	6,136	7,711	19,061	42,033	45.4%
Mesa County	7,087	9,044	11,135	27,266	110,668	24.6%

A three person household at the poverty level in Mesa County has a gross income of \$1,179 per month, and can afford \$354 per month for rent and utilities, \$170 short of the 40th percentile rent for a two bedroom apartment in Mesa County.

School District 51 Low Income Calculations for FY 98/99 seem to support the estimates of poverty, indicating that an average of 38.2% of the students enrolled in October, 1997 were of low income households, qualifying for free or reduced lunches. In 1993, this figure was only 29.3%. This marks a 30% increase in four years.

The Community Homeless Shelter, operated by a coalition of local service providers and churches, provided 3,077 shelter bed nights from October, 1999 through March, 2000, serving 207 different individuals.

Subsidized Housing Availability Falls Far Short of Need:

A recent survey of the federally subsidized rental units in the Grand Valley reveals a total of 1,968 subsidized units are available to meet the needs of the 10,820 Mesa County households living below 150% of the poverty level. Of these, 1,030 units are provided by the Grand Junction Housing Authority; the remaining 938 are provided by private sector companies and nonprofit organizations.

In February, 1999, the Grand Junction Housing Authority closed its Waiting List for Section 8 Rental Assistance, as there were 939 unduplicated names on the list -- well over a three year wait if all households would have been served through normal turnover alone. GJHA's Public Housing Waiting Lists were closed for 8 months in 1999-2000 due to a similar backlog of applicants.

GJHA was successful in obtaining additional Section 8 Rental Assistance for two special needs populations: persons with disabilities, and families with children in out-of-home placement, or in imminent risk of same, due to inadequate housing. In May, 2000, 176 households are being served through these special allocations. An additional 30 disabled households will be served over the next four months.

Increasing Competition in the Rental Market:

The Mesa State College Housing office indicates that MSC has on-campus housing for 17% of its 4,703 students. Conversely, 83% of the students, or 3,904 students rely on the private rental market for their housing needs. Students and low income households are forced to compete for a diminishing number of affordable rental units.

Renters moving into the home ownership market can help alleviate the pressure on the rental market, as well as improving their own circumstances. In 1998, GJHA established an ongoing Homebuyers Education Program. Prospective buyers learn about the processes, players, and pitfalls of the home buying experience. Completion of the free 12-hour course entitles homebuyers to access special financing programs and provides an average savings of \$400 in closing costs on FHA loans. Since 1998, 759 new homebuyers have completed the course, resulting in a combined savings to Mesa County homebuyers of nearly \$304,000. In 1999, GJHA added a Default Counseling service, helping homeowners avoid foreclosure, when possible. Unfortunately, Mesa County saw a total of 207 residential foreclosures in 1999.

The Next Five Years: Favorable Indicators or Trends:

Mesa County's unemployment rate is down to 3.3%, and initial indicators are that the Welfare to Work programs are having a positive effect. Mesa County Department of Human Services reports a 63% decrease in the number of families receiving cash assistance who are required to meet work requirements and time limits. In July 1997, Mesa County had 626 such families; in April, 2000 the figure is 231.

While the number of working families in GJHA's public housing development increased from 32% in 1996 to 93% in 1999, these families' average income increased only \$2,000 over the same time period. Thus more families are working, but they are not earning enough to become self-sufficient. The average household income at this development in 1999 was \$11,888 annually, or \$5.72 per hour

The advent of a limited mass transit system in the Grand Valley has increased the employment options for families without reliable transportation.

The City of Grand Junction has committed \$205,000 in Community Development Block Grant funds to support the acquisition or construction of a new community homeless shelter, to serve up to 35 persons.

The Next Five Years: Unfavorable Indicators or Trends:

We anticipate a general tightening of the rental market over the five-year planning horizon, based on the cumulative effect of past economic trends and current events in the market. The dual increases in home mortgage interest rates and home sales prices are expected to price many households out of the market. Rising interest rates will also make new construction of apartments very unattractive to investors. The combination of these factors is likely to heighten the competition in the rental market, decreasing vacancy rates and driving up rents.

An additional concern is the potential loss of some of the existing stock of affordable housing units. A total of 473 federally subsidized apartments have Section 8 rent subsidy contracts that will expire between now and 2003, or have already expired once. Owners of these properties must decide whether to accept year-

to-year contracts from HUD or to opt out of the federal programs and lease their units at market rates. Three local owners have opted out of the programs in the past two years. Fortunately, GJHA was able to obtain replacement Vouchers for the affected families, avoiding displacement. This is a huge problem nationally, the financial impact of which is staggering. HUD is unlikely to be able to hold harmless all the hundreds of thousands of families potentially affected by the exodus of property owners from the federal programs. In the future, Grand Junction families may be at increased risk of displacement.

One of the properties at risk is Ratekin Tower Apartments. This 107-unit development for elderly and disabled persons was originally financed at a time of high interest rates, and high subsidy rates which are not likely to be continued. GJHA, HUD, and the Colorado Housing and Finance Authority must work together to refinance the development to ensure that it will continue to serve its residents well beyond its June, 2003 initial contract expiration.

Owners of older, non-HUD approved mobile homes are starting to be displaced from their mobile home parks, and will not be able to move their mobile homes to other parks within Mesa County, due to zoning codes designed to phase out older mobile homes. These owners face a severe hardship.

Estimating the Need: Grand Junction, Mesa County

It is important to study both the needs in Grand Junction and those in the surrounding area, for two reasons. First, families in need often look throughout the Grand Valley for affordable housing, without regard to city limit lines. Many families who actually live outside the city limits consider themselves residents of Grand Junction. Second, the Section 8 Rental Assistance may be used to offset rent on a unit inside or outside the city limits. Thus, both the need and the resources may migrate across the city limit lines over time. Since Grand Junction Housing Authority is the only active public housing authority in all of Mesa County, it is seen by many as a resource for all the needs in Mesa County.

The "Estimated Mesa County Poverty Level -- 1997" Report compiled by the Research Bureau is one of the most recent and comprehensive indicators of the degree of need in Mesa County, compiled by zip codes. HUD's Very Low Income guidelines, or 50% of Area Median Family Income, roughly translate to the 125% of Poverty calculation used by the Department of Health and Human Services. HUD's Low Income guidelines, or 80% of Area Median Family Income, are comparable to the 150% of poverty calculation.

Using these estimates, we find that Grand Junction has 7,830 households in poverty (up to 150% of the federal poverty level), but only 1,515 subsidized housing units currently serving the need. Therefore, **Grand Junction has a gap of 6,315 affordable housing units.**

Likewise, Mesa County has 2,990 households in poverty living outside Grand Junction, but only 442 subsidized housing units to address the need, leaving a gap of 2,548 units in this area. The total gap in units for all of Mesa County is 8,863. The attached charts illustrate the point. Expressed another way, **the affordable housing resources in Mesa County meet only 18% of the total need**