

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

PHA Plans

5 Year Plan for Fiscal Years 2001 - 2005
Annual Plan for Fiscal Year 2001

HOUSING AUTHORITY OF THE COUNTY OF
SAN JOAQUIN – CA024

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the County of San Joaquin

PHA Number: CA024

PHA Fiscal Year Beginning: (mm/yyyy) 10/01

Public Access to Information

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

- X Main administrative office of the PHA
- X PHA development management offices
- X 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)

- X Main administrative office of the PHA
- X PHA development management offices
- X 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
- X PHA website
- Other (list below)

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

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

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

The Housing Authority of the County of San Joaquin is dedicated to providing and advocating for affordable, attractive, safe living environments and opportunities to become self-sufficient for persons of very low to moderate income.

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.

- X PHA Goal: Expand the supply of assisted housing
Objectives:
- X Apply for additional rental vouchers
 - X Reduce public housing vacancies
 - X Leverage private or other public funds to create additional housing opportunities
 - X Acquire or build units or developments
 - Other (list below)
- X PHA Goal: Improve the quality of assisted housing
Objectives:
- X Improve public housing management: (PHAS score)
 - X Improve voucher management: (SEMAP score)
 - X Increase customer satisfaction

- X Concentrate on efforts to improve specific management functions (list; e.g., public housing finance; voucher unit inspections)
 - X Renovate or modernize public housing units
 - X Demolish or dispose of obsolete public housing
 - X Provide replacement public housing
 - X Provide replacement vouchers
 - Other: (list below)
- X PHA Goal: Increase assisted housing choices
- Objectives:
- X Provide voucher mobility counseling
 - X Conduct outreach efforts to potential voucher landlords
 - X Increase voucher payment standards
 - X Implement voucher homeownership program
 - X Implement public housing or other homeownership programs
 - X Implement public housing site-based waiting lists
 - X 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:
- X Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
 - X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
 - X Implement public housing security improvements
 - X 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:
- X Increase the number and percentage of employed persons in assisted families
 - X Provide or attract supportive services to improve assistance recipients' employability

- X 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

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability
 - X 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
 - X 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)

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)] **(N/A) (HIGH PERFORMING AGENCY)**

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.

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.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary (N/A) (High Performing Agency).....	1
ii. Table of Contents	
1. Housing Needs	6
2. Financial Resources.....	15
3. Policies on Eligibility, Selection and Admissions	17
4. Rent Determination Policies.....	26
5. Operations and Management Policies (N/A) (High Performing Agency)	31
6. Grievance Procedures (N/A) (High Performing Agency).....	32
7. Capital Improvement Needs	33
8. Demolition and Disposition	34
9. Designation of Housing (N/A) (High Performing Agency).....	35
10. Conversions of Public Housing (N/A) (High Performing Agency).....	36
11. Homeownership (N/A) (High Performing Agency)	38
12. Community Service Programs (N/A) (High Performing Agency).....	39
13. Crime and Safety (N/A) (High Performing Agency).....	42
14. Pets Policy.....	44
15. Civil Rights Certifications (included with PHA Plan Certifications)	44
16. Fiscal Audit	44
17. Asset Management (N/A) (High Performing Agency)	45
18. Other Information.....	45
19. Attachments.....	50

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: (Included at the end of PHA Plan)

- X Assessment of the Site-Based Waiting List Demographic Changes (Attach. A)
- X Information On The PHA's Policy On Pet Ownership In Public Housing General Occupancy (Family) Developments (Attach. B)
- X Section 8 Homeownership Capacity Statement (Attach. C)
- X Resident Membership of the PHA Governing Board (Attach. D)
- X Brief Statement of Progress in Meeting the 5-Year Plan Mission and Goals (Attach. E)
- X Homeownership Program (Attach. F)
- X Community Service (Attach. G)
- X Project-based Assistance Program (Attach. H)
- N/A Admissions Policy for Deconcentration (per Fed. Register, Vol. 66, No. 24, 2-5-01)
- N/A Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- N/A Submission of Joint PHA Plans by Consortia

Optional Attachments:

- PHA Management Organizational Chart
- X (transmitted separately) FY 2001 Capital Fund Program 5 Year Action Plan (ca024b02)
- X (transmitted separately) Public Housing Drug Elimination Program (PHDEP) Plan (ca024a02)
- X (included in PHA Plan text) Comments of Resident Advisory Board or Boards
- Other (List below, providing each attachment name)

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
Yes	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
Yes	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
Yes	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

Yes	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
Yes	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
Yes	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
Yes	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
Yes	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
Yes	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
Yes	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
Yes	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
Yes	Public housing management and maintenance policy documents, including policies for the	Annual Plan: Operations and

	prevention or eradication of pest infestation (including cockroach infestation)	Maintenance
Yes	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
Yes	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
Yes	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
Yes	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
Yes	Policies governing any Section 8 Homeownership program X check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
Yes	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
Yes	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

Yes	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
Yes	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
Yes	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
Yes	Other supporting documents (optional) (list individually; use as many lines as necessary) <ul style="list-style-type: none"> <input type="checkbox"/> Resident Advisory Board Minutes (May 31, 2001) <input type="checkbox"/> Resident Advisory Board Minutes (June 20, 2001) <input type="checkbox"/> Report I – Resident Assessment Survey <input type="checkbox"/> Resident Assessment Survey Results 	(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.

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	16,435	5	5	5	3	5	3
Income >30% but <=50% of AMI	17,409	5	5	5	3	5	3
Income >50% but <80% of AMI	15,145	4	4	4	3	4	1
Elderly	6,039	4	5	4	3	1	2
Families with Disabilities	660	4	4	4	3	2	2
Race/Ethnicity	6,587*	3	3	3	3	3	1
Race/Ethnicity	2,560*	4	3	3	3	3	1
Race/Ethnicity	4,584*	4	3	3	3	3	1
Race/Ethnicity	4,629*	4	3	3	3	3	1

*Data from City of Stockton Consolidated Plan

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.)

- X Consolidated Plan of the Jurisdiction/s (City of Stockton & County of Stockton)
Indicate year: 2000 -2005
- X 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)

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 type="checkbox"/> Public Housing						
<input type="checkbox"/> Combined Section 8 and Public Housing						
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)						
If used, identify which development/subjurisdiction:						
	# of families		% of total families		Annual Turnover	
	2000	2001	2000	2001	2000	2001
Waiting list total	7,276	9,094			1,790	2,380
Extremely low income <=30% AMI	5,323	6,388	73.16	70.24		
Very low income (>30% but <=50% AMI)	1,699	2,279	23.35	25.09		
Low income (>50% but <80% AMI)	254	427	3.49	4.70		
Families with children	4,221	5,611	58%	61%		
Elderly families	573	792	8%	6%		
Families with Disabilities	2,482	2,691	34%	30%		
Race/ethnicity 1/1	1,833	2,317	25%	26%		
Race/ethnicity 1/2	1,799	2,211	25%	24%		
Race/ethnicity 2/2	2,403	2,923	38%	32%		
Race/ethnicity 3/2	252	349	3%	4%		
Race/ethnicity 4/2	989	1,189	14%	13%		
Characteristics by Bedroom Size (Public Housing Only)		110		1%		
0 BR						
1BR	99	2,741	1%	30%		
2 BR	2,107	3,851	29%	42%		
3 BR	3,028	1,791	42%	20%		
4 BR	1,521	492	21%	5%		
5 BR	448	89	6%	1%		
5+ BR	79	12	1%	1%		

Housing Needs of Families on the Waiting List						
Waiting list type: (select one)						
<input type="checkbox"/> Section 8 tenant-based assistance						
<input type="checkbox"/> Public Housing						
<input type="checkbox"/> Combined Section 8 and Public Housing						
X Public Housing Site-Based or sub-jurisdictional waiting list (optional)						
If used, identify which development/subjurisdiction:					TRACY	
	# of families		% of total families		Annual Turnover	
	2000	2001	2000	2001	2000	2001
Waiting list total	1,484	2,233			267	278
Extremely low income <=30% AMI	1,080	1,636	73%	73.26		
Very low income (>30% but <=50% AMI)	330	450	22%	20.15		
Low income (>50% but <80% AMI)	74	147	5%	6.58		
Families with children	986	1,523	62%	68%		
Elderly families	112	165	8%	7%		
Families with Disabilities	447	545	30%	24%		
Race/ethnicity 1/1	382	550	26%	25%		
Race/ethnicity 1/2	374	562	25%	25%		
Race/ethnicity 2/2	565	851	38%	38%		
Race/ethnicity 3/2	49	83	3%	4%		
Race/ethnicity 4/2	114	170	8%	8%		
Characteristics by Bedroom Size (Public Housing Only) 0 BR	15	18	1%	1%		
1BR	426	609	29%	27%		
2 BR	688	1,034	46%	46%		
3 BR	243	425	16%	19%		
4 BR	102	134	7%	6%		
5 BR	10	13	1%	1%		
5+ BR	0	0	0	0%		

Housing Needs of Families on the Waiting List						
Waiting list type: (select one)						
<input type="checkbox"/> Section 8 tenant-based assistance						
<input type="checkbox"/> Public Housing						
<input type="checkbox"/> Combined Section 8 and Public Housing						
X Public Housing Site-Based or sub-jurisdictional waiting list (optional)						
If used, identify which development/subjurisdiction:					THORNTON	
	# of families		% of total families		Annual Turnover	
	2000	2001	2000	2001	2000	2001
Waiting list total	1,520	2,161			292	343
Extremely low income <=30% AMI	1,160	1,657	76%	76.68		
Very low income (>30% but <=50% AMI)	306	402	20%	18.60		
Low income (>50% but <80% AMI)	54	102	34%	4.72		
Families with children	976	1,513	64%	70%		
Elderly families	82	109	5%	5%		
Families with Disabilities	462	539	30%	25%		
Race/ethnicity 1/1	386	507	25%	23%		
Race/ethnicity 1/2	353	511	23%	24%		
Race/ethnicity 2/2	563	822	37%	38%		
Race/ethnicity 3/2	51	76	3%	4%		
Race/ethnicity 4/2	167	223	10%	10%		
Characteristics by Bedroom Size (Public Housing Only) 0 BR	21	23	1%	1%		
1BR	357	502	23%	23%		
2 BR	647	949	43%	44%		
3 BR	3,361	507	24%	23%		
4 BR	118	147	8%	7%		
5 BR	16	21	1%	1%		
5+ BR	0	2	0	1%		

Housing Needs of Families on the Waiting List						
Waiting list type: (select one)						
<input type="checkbox"/> Section 8 tenant-based assistance						
<input type="checkbox"/> Public Housing						
<input type="checkbox"/> Combined Section 8 and Public Housing						
X Public Housing Site-Based or sub-jurisdictional waiting list (optional)						
If used, identify which development/subjurisdiction: STOCKTON DEVELOPMENT						
	# of families		% of total families		Annual Turnover	
	2000	2001	2000	2001	2000	2001
Waiting list total	2,185	3,112			396	572
Extremely low income <=30% AMI	1,753	2,488	80%	80%		
Very low income (>30% but <=50% AMI)	374	502	17%	16%		
Low income (>50% but <80% AMI)	58	122	3%	4%		
Families with children	1,401	2,139	64%	69%		
Elderly families	128	171	6%	5%		
Families with Disabilities	656	802	30%	26%		
Race/ethnicity 1/1	639	525	29%	17%		
Race/ethnicity 1/2	359	862	16%	28%		
Race/ethnicity 2/2	908	1,298	42%	42%		
Race/ethnicity 3/2	60	98	3%	3%		
Race/ethnicity 4/2	219	299	10%	10%		
Characteristics by Bedroom Size (Public Housing Only) 0 BR	25	32	1%	1%		
1BR	573	795	26%	26%		
2 BR	986	1,408	45%	45%		
3 BR	416	629	19%	20%		
4 BR	151	198	7%	6%		
5 BR	34	46	2%	1%		
5+ BR	0	4	0	1%		

<p>Is the waiting list closed (select one)? X No <input type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes</p>
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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.

The HACSJ can play a critical role in the provision of affordable housing for the county’s residents. In order to be a viable competitor under the open market, the HACSJ should consider the addition of new amenities/facilities, especially to multi-family units, and should implement an aggressive marketing strategy.

The flat rents calculated for HACSJ properties in this study do not take into account subjective qualities such as the negative stigma of public housing. In order for the HACSJ to stand as a feasible competitor in the open market, it is imperative that attention is paid to improving and maintaining the properties’ curb appeal. Garbage removal policies should be strictly enforced and conducting a “yard of the month” club, with a motivating prize incentive.

A marketing strategy should be implemented to emphasize those amenities/facilities HACSJ offers that are not found in the open market, such as after school programs, resident programs and personal fenced yards. Emphasis should also be placed on the similarities between HACSJ properties and the open market; for example, the HACSJ and the open market offer central air conditioning, washer/dryer hook-ups, and window coverings. The HACSJ’s single family units, which appear to exceed the quality of Section 8 single family housing in the City of Stockton, should be advertised and promoted. Given the continued escalated cost of single family housing in the San Joaquin area, affordable and attractive units will be demanded. The HACSJ single family units are an asset to the HACSJ and should be well advertised.

The HACSJ must keep in mind the increasing demand for affordable rental housing in the county. Future plans should include the development of affordable multi-family housing as well as homeownership programs.

(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

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

- X Apply for additional section 8 units should they become available
- X Leverage affordable housing resources in the community through the creation of mixed - finance housing
- X 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

- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- X Employ admissions preferences aimed at families with economic hardships
- X Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

- X 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
- X 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
- X Community priorities regarding housing assistance
- X Results of consultation with local or state government
- X Results of consultation with residents and the Resident Advisory Board
- X 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 - FY 2001		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$2,605,182	
b) Public Housing Capital Fund	\$2,866,776	
c) HOPE VI Revitalization	--	
d) HOPE VI Demolition	--	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$16,535,953	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$265,593	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$2,883,936	
4. Other income (list below)		
5. Non-federal sources (list below)		
• State Migrant Housing Program	\$992,351	
Total resources	\$26,149,791	

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: (state time)
- Other: (describe) 0-2 months
- 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? 4

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? 3

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)

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

10% exception, i.e., for City-displaced families due to fire, flood, forced eviction.

c. Preferences

1. X 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:

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

Other preferences: (select below)

- X Working families and those unable to work because of age or disability
- X Veterans and veterans’ families
- X Residents who live and/or work in the jurisdiction
- X 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
- X 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.

4 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 3 Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- 2 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
- 3 Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- X 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)

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

World-wide web, flyers, recorded voicemail system.

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

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

(6) Deconcentration and Income Mixing

- a. Yes X 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. X 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:
- X Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- ALL DEVELOPMENTS TARGETED
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
- d. X Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- X Additional affirmative marketing
- X Actions to improve the marketability of certain developments
- X Adoption or adjustment of ceiling rents for certain developments
- X 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)
- X Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

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)

X Other (list below)

Credit (evictions) (3 years)

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

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

d. Yes X 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

X 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)

X 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)

- X PHA main administrative office
 Other (list below)

(3) Search Time

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

If yes, state circumstances below:

Medical, hardships, prevailing rental conditions.

(4) Admissions Preferences

a. Income targeting

X 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. X 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

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

Other preferences (select all that apply)

- X Working families and those unable to work because of age or disability
X Veterans and veterans' families
X Residents who live and/or work in your jurisdiction
X 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
- X 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.

4 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 3 Working families and those unable to work because of age or disability
- 1 Veterans and veterans’ families
- 2 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
- 3 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)

- X 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)

- X 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
- X 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)

- X The Section 8 Administrative Plan
- X 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?

- X Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

- X 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
X \$26-\$50

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

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

Exceptions to Minimum Rent

The PHA will immediately grant the minimum rent exception to all families who request it.

The Minimum Rent will be suspended until the PHA determines whether the hardship is:

Covered by statute

Temporary or long term

If the PHA determines that the minimum rent is not covered by statute, the PHA will impose a minimum rent including payment for minimum rent from the time of suspension.

*The PHA will use its standard verification procedures to verify circumstances which have resulted in financial hardship, such as loss of employment, death in the family, etc.

HUD Criteria for Hardship Exception

In order for a family to qualify for a hardship exception the family's circumstances must fall into one of the following criteria:

The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance;

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 changed circumstances, including:

Loss of employment

Death in the family

Other circumstances as determined by the PHA or HUD

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

1. X 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:

Flat Rent

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

X For the earned income of a previously unemployed household member

X For increases in earned income

X 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:

X For household heads

X For other family members

X For transportation expenses

X For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

X 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
- X 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)_____
- Other (list below)

g. Yes X 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.)

- X The section 8 rent reasonableness study of comparable housing
- X Survey of rents listed in local newspaper

- X Survey of similar unassisted units in the neighborhood
- X Other (list/describe below)

Third party market comparability study.

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
 - X Above 100% but at or below 110% of FMR
 - X Above 110% of FMR (if HUD approved; describe circumstances below)
Acceptance payment standard for the City of Tracy, CA.

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
 - FMRs are adequate to ensure success among assisted families in the PHA’s segment of the FMR area
 - The PHA has chosen to serve additional families by lowering the payment standard
 - Reflects market or submarket
 - Other (list below)

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
 - X FMRs are not adequate to ensure success among assisted families in the PHA’s segment of the FMR area
 - X Reflects market or submarket
 - X To increase housing options for families
 - Other (list below)

- d. How often are payment standards reevaluated for adequacy? (select one)
 - X Annually
 - X Other (list below)

As needed depending on prevailing rental market trends.

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

- X Success rates of assisted families
- X Rent burdens of assisted families
- X Other (list below)

Ability to utilize vouchers within the maximum allowed time (i.e., 120 days).

(2) Minimum Rent

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

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

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

Exceptions to Minimum Rent

The PHA will immediately grant the minimum rent exception to all families who request it.

The Minimum Rent will be suspended until the PHA determines whether the hardship is:

Covered by statute

Temporary or long term

If the PHA determines that the minimum rent is not covered by statute, the PHA will impose a minimum rent including payment for minimum rent from the time of suspension.

*The PHA will use its standard verification procedures to verify circumstances which have resulted in financial hardship, such as loss of employment, death in the family, etc.

HUD Criteria for Hardship Exception

In order for a family to qualify for a hardship exception the family's circumstances must fall into one of the following criteria:

The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance;

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 changed circumstances, including:

Loss of employment

Death in the family

Other circumstances as determined by the PHA or HUD.

5. Operations and Management (N/A) (HIGH PERFORMING AGENCY)

[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		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

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

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures (N/A) (HIGH PERFORMING AGENCY)

[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:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- X Other (list below)

Section 8 Office.

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. See Attachment (**ca024b02**).

-or-

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

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

Available for review at PHA main office.

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 as **Attachment CA024b02**.

-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 (Not Capital Fund)

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

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

1. Development name:

2. Development (project) number:

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

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

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
- If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
- If yes, list developments or activities below:

Burton Homes (CA24007)

- 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:	TRACY – BURTON HOMES
1b. Development (project) number:	CA24007
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(03-31-00)
5. Number of units affected:	
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 09-30-01 b. Projected end date of activity: 03-31-03

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities (HIGH PERFORMING AGENCY)

[24 CFR Part 903.7 9 (i)]

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

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

streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

(HIGH PERFORMING AGENCY)

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

(N/A) (HIGH PERFORMING AGENCY)

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

1. X 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)]

(N/A) (HIGH PERFORMING AGENCY)

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.

N/A

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. 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>Supportive Services Center</i>		<i>walk-in</i>	<i>Development Office</i>	<i>both</i>
<i>Resident Construction Program</i>		<i>entrance criteria</i>	<i>Development Office</i>	<i>Both</i>
<i>General Office Clerical Training</i>		<i>entrance criteria</i>	<i>Development Office</i>	<i>Both</i>
<i>Youth Business Venture</i>		<i>entrance criteria</i>	<i>Development Office</i>	<i>Public housing</i>
<i>Worknet Center</i>		<i>entrance criteria</i>	<i>Development 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: DD/MM/YY)
Public Housing	0	64 – 10/1/00
Section 8	14	75 – 10/1/00

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination

- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)] **(Sections A, B, C - (N/A) (HIGH PERFORMING AGENCY)**

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

N/A

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

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports

- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

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

N/A

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

N/A

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.

- X Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- X Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- X Yes No: This PHDEP Plan is an Attachment. **(Filename: ca024a02)**

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See **Attachment B** “Information on the PHA’s Policy on Pet Ownership in Public Housing”

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. X 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. X Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes X No: Were there any findings as the result of that audit?
4. Yes X No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes X No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management N/A) (HIGH PERFORMING AGENCY)

[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)]

See Attachment D - Resident Membership of the PHA Governing Board

A. Resident Advisory Board Recommendations

- 1. X 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)
 - X Provided below:

RESIDENT AND PUBLIC COMMENTS

The HACSJ engaged in an extensive process to obtain resident and public comments on our Agency Plan. In the course of developing the plan, the following actions were taken to solicit public comment:

The Resident Advisory Board

Pursuant to the requirements of the QHWRA and the subsequent final rule related to formation of Resident Advisory Boards, the HACSJ established for 2001 a Board made up of the presidents of each of the Resident Councils representing four (4) Public Housing communities within the County. A Section 8 tenant representative is also included, to complete the 5 member board. Minutes of the Resident Advisory Board meetings follow this section.

Comprehensive Community Needs assessment:

In late FY 2000, the Authority contracted with the Community Data Cooperative to conduct a comprehensive needs assessment. The survey team conducted face-to-face interviews with 90% of the Authority's public housing residents. Following this section is a copy of the Needs assessment Report.

Manner in which the PHA addressed the comments of the Resident Advisory Board:

- Residents are interested in Homeownership, including the possibility of conversion of Public Housing units.
- Residents are concerned with Security on the Public Housing sites. They'd like to see different fencing and lighting solutions.
- Residents are concerned that there is not enough Capital funding to fund improvements needed at the Public Housing sites.
- Residents are concerned with maintenance as related to what tenants are responsible for. Senior citizens should have additional consideration.

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:

X Other: (list below)

- a. The Authority formally committed to implementing a new home ownership program, with particular attention paid to utilizing Section 8 subsidies to assist first-time homebuyers.
- b. The Authority revised Capital Fund budgets to address security issues (such as exterior lighting), fencing, interior renovations, energy considerations (such as window replacements), etc., that were brought up by the tenants.
- c. The Authority adjusted 5 year funding projections under the Capital Fund to insure that all Public Housing sites will receive an equitable distribution of funds.
- d. The Authority will review this issue in upcoming resident council and advisory board meetings, and develop strategies to increase efficiencies in the maintenance operation.

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)

The Board of Commissioners for the San Joaquin Housing Authority includes two (2) resident commissioners that have been appointed by the San Joaquin County Board of Supervisors.

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
- X Other (list)

SAN JOAQUIN COUNTY BOARD OF SUPERVISORS

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 STOCKTON

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)

Other: (list below)

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

The Consolidated Plan for the City of Stockton summarizes affordable Housing Policies which are consistent with, and directly supportive of the Housing Authority's mission. The Policies adopted by the City (via recommendation of the affordable Housing task Force) include:

1. Establishment of affordable Housing Goals
2. Definition of Affordable Housing Expense
3. Establishment of terms of affordability
4. Standards for Affordable Unit Comparability
5. Establishment of Affordable Housing Developer Incentives
6. Policies for use of City Subsidies
7. Establishment of an Affordable Housing Commission
8. Preservation of At-Risk Housing
9. Use of City Code Enforcement
10. Technical Assistance (by Housing & Redevelopment dept)
11. Creation of a Housing Trust Fund
12. Rebuilding of Destroyed structures

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)

COUNTY OF SAN JOAQUIN

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)
- Other: (list below)

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

The Consolidated Plan for the County of San Joaquin reiterates the County’s commitment to continue coordination efforts with other program providers. Specifically, the plan indicates that County Community Development Department staff will continue to participate in monthly meetings with City of Stockton and Housing Authority staff to coordinate efforts under the HUD funded programs.

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 Plan

The following attachments are included at the end the PHA Plan:

		<u>Page #</u>
<input type="checkbox"/>	Assessment of the Site-Based Waiting List Demographic Changes	Attach. A 51
<input type="checkbox"/>	Information on the PHA's Policy on Pet Ownership in Public Housing General Occupancy (Family) Developments	Attach. B 53
<input type="checkbox"/>	Section 8 Homeownership Capacity Statement	Attach. C 64
<input type="checkbox"/>	Resident Membership of the PHA Governing Board	Attach. D 65
<input type="checkbox"/>	Brief Statement of Progress in Meeting the 5-Year Plan Mission and Goals	Attach. E 66
<input type="checkbox"/>	Home Ownership Program	Attach. F 70
<input type="checkbox"/>	Community Service	Attach. G 83
<input type="checkbox"/>	Project-based Assistance Program	Attach. H 87
<input type="checkbox"/>	Comments of Resident Advisory Board or Boards (included on page 48 of text)	

The following attachments are transmitted separately:

<input type="checkbox"/>	Public Housing Drug Elimination Program (PHDEP) Plan	ca024a02
<input type="checkbox"/>	FY 2001 Capital Fund Program Annual Statement	ca024b02
<input type="checkbox"/>	FY 2001 Capital Fund Program 5-Year Action Plan	ca024b02

ATTACHMENT A

ASSESSMENT OF DEMOGRAPHIC CHANGES IN PUBLIC HOUSING
DEVELOPMENTS WITH SITE-BASED WAITING LIST

Below is an analysis of the waiting list demographics by individual developments:

Developments: Tracy

	<u>2000</u>	<u>2001</u>
Race/Ethnicity 1/1(Hispanic)	26%	25%
Race/Ethnicity 1/2(White)	25%	25%
Race/Ethnicity 2/2(Blacks)	38%	38%
Race/Ethnicity 3/2(American Indian)	3%	4%
Race/Ethnicity 4/2(Asian)	8%	8%
Elderly Families	8%	7%
Families with Disabilities	30%	24%

Based on the above data, the racial profile for the waiting list is unchanged from the prior year. However the percentage of families with disabilities has dropped. This may be due to the availability of alternative housing earmarked for disabled families and the increasing number of housing units that ADA compliant.

Development: Thornton

	<u>2000</u>	<u>2001</u>
Race/Ethnicity 1/1(Hispanic)	25%	23%
Race/Ethnicity 1/2(White)	23%	24%
Race/Ethnicity 2/2(Blacks)	37%	38%
Race/Ethnicity 3/2(American Indian)	3%	4%
Race/Ethnicity 4/2(Asian)	10%	10%
Elderly Families	5%	5%
Families with Disabilities	30%	25%

Based on the above data, the racial profile for the waiting list is unchanged from the prior year. However the percentage of families with disabilities has dropped. This may be due to the lack of targeted supportive services for disabled families in the Thornton area.

Development: Stockton

	<u>2000</u>	<u>2001</u>
Race/Ethnicity 1/1(Hispanic)	29%	17%
Race/Ethnicity 1/2(White)	16%	28%
Race/Ethnicity 2/2(Blacks)	42%	42%
Race/Ethnicity 3/2(American Indian)	3%	3%
Race/Ethnicity 4/2(Asian)	10%	10%
Elderly Families	6%	5%
Families with Disabilities	30%	26%

Based on the above data, the racial profile for the waiting list is significantly unchanged from the prior year; however the above data also shows that the percentage of Hispanics dropping, whilst the percentage of Whites increased by a similar number. This may be due to a statistical/clerical error due the similarity of the two racial groups.

As for fall in families with disabilities, this may be due to the availability of alternative housing earmarked for disabled families and the increasing number of housing units that are ADA compliant.

ATTACHMENT B

POLICY ON PET OWNERSHIP IN PUBLIC HOUSING GENERAL OCCUPANCY
(FAMILY) DEVELOPMENTS

**PET OWNERSHIP POLICY- ADDENDUM TO RESIDENTIAL DWELLING
LEASE AGREEMENT**

Dated _____

INTRODUCTION

The purpose of this policy is to establish San Joaquin Housing Authority's (SJHA)'s policies and procedures for ownership of pets and to ensure that no resident is denied admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets, in accordance with 24 CFR 5.390 and amendments thereto.

Nothing in this policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are used to assist them.

**A. ANIMALS THAT ASSIST, SUPPORTS, OR PROVIDES SERVICES TO
PERSONS WITH DISABILITIES**

Pet rules will not be applied to animals that assist, support, or provides services to persons with disabilities. This exclusion applies to such animals that reside in public housing and that visit these developments

To be excluded from the pet policy, the resident/pet owner must certify:

That there is a person with disabilities in or visiting the household;

That the animal has been trained to assist, supports, or provides service to the specified person with the disability.

B. MANAGEMENT APPROVAL OF PETS

All pets must be approved in advance by the SJHA management.

The pet owner must submit and enter into a Pet Ownership Agreement Addendum with the SJHA.

Registration of Pets

Pets must be registered with the SJHA before they are brought onto the premises.

Registration must the following:

A certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free. Also required is whatever license is mandated by local law.

A picture of the common household pet must be provided at time of registration.

Name, address and phone number of person to be responsible for pet in resident's absence.

Registration must be renewed and will be coordinated with the annual re-certification date and proof of license and inoculation will be submitted at least 30 days prior to annual reexamination.

Dogs and cats must be spayed or neutered. If animals are not spayed or neutered and have offspring, the resident household is in violation of this rule.

Execution of a Pet Ownership Agreement Addendum with the SJHA.

Approval for the keeping of a pet shall not be extended pending the completion of these requirements.

No animal or pet may be kept in violation of humane or health laws.

Information to identify the animal or pet and to demonstrate that it is a common household pet of reasonable size and demeanor will be required.

The Housing Authority will notify the owner, of the common household pet, if registration of the pet is refused and will state the basis for the rejection, i.e. size, disposition, etc.

Refusal To Register Pets

The SJHA will not refuse to register a pet based on the determination that the pet owner is financially unable to care for the pet. If the SJHA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial.

The SJHA will refuse to register a pet if:

The pet is not a *common household pet* as defined in this policy;

Keeping the pet would violate any House Pet Rules;

The pet owner fails to provide complete pet registration information, or fails to update the registration annually;

The SJHA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other family obligations specified in the dwelling lease. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

The notice of refusal may be combined with a notice of a pet violation.

A resident who cares for another resident's pet must notify the SJHA and agree to abide by all of the pet rules in writing.

C. STANDARDS FOR PETS

If an approved pet gives birth to a litter, the resident must remove all pets from the premises except one with 30 days of birth.

Pet rules will not be applied to animals that assist persons with disabilities.

SJHA authorization for pet will be given on a year-to year basis.

No pet will be allowed if weigh exceeds 20 pounds.

Persons with Disabilities

To be excluded from the pet policy, the resident/pet owner must certify:

That there is a person with disabilities in the household;

That the animal has been trained to assist with the specified disability; and

That the animal actually assists the person with the disability.

Types of Pets Allowed

No types of pets other than the following may be kept by a resident. The following types and qualifications are consistent with applicable State and Local law.

Residents are not permitted to have more than one *type* of pet.

1. Dogs

Maximum number: 1

Maximum adult weight: 20 pounds at adulthood

Must be housebroken

Must be spayed or neutered

Must have all required inoculations

Must be licensed as specified now or in the future by State law and local ordinance

2. Cats

Maximum number: 1

Must be declawed

Must be spayed or neutered

Must have all required inoculations

Must be trained to use a litter box or other waste receptacle

Must be licensed as specified now or in the future by State law or local ordinance

3. Birds

Maximum number: 2

Must be enclosed in a cage at all times

4. Fish

Maximum aquarium size: 50 gallons

Must be maintained on an approved stand

5. Rodents (Rabbit, Guinea Pig, Hamster, or Gerbil ONLY)

Maximum number: 2

Must be enclosed in an acceptable cage at all times

Must have any or all inoculations as specified now or in the future by State law or local ordinance

6. Turtles

Maximum number: 1

Must be enclosed in an acceptable cage or container at all times.

All other types of animals are expressly prohibited. “Dangerous breeds” of pets will not be allowed. “Dangerous breeds” includes but is not limited to any breed that is described as territorial or aggressive or has a know history of such behavior. At the sole discretion of SJHA and may be subject to hearing.

D. PETS TEMPORARILY ON THE PREMISES

Pets, which are not owned by a resident, will not be allowed.

Residents are prohibited from feeding or harboring stray animals.

This rule excludes visiting pet programs sponsored by a humane society or other non-profit organization and approved by the SJHA.

State or local laws governing pets temporarily in dwelling accommodations shall prevail.

E. DESIGNATION OF NO-PET AREAS

The following areas are designated no-pet areas:

Children's play areas

- Swings
- Sand boxes
- Basketball areas
- Any other area designated for child's play

F. PET AREA RESTRICTIONS

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash or carried and under the control of the resident or other responsible individual at all times.

Pets are not permitted in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrances to and exits from the building. At such time, the pet must be effectively restrained and under the control of a responsible person.

Residents/Pet Owners are not permitted to exercise pets or permit pets to deposit waste on project premises outside of the areas designated for such purposes.

No animal may be leashed or tied to any stationary object outside the tenant's apartment or the individual tenant yard which would allow the pet to roam outside of the tenant's individual yard.

G. ADDITIONAL FEES AND DEPOSITS FOR PETS

Residents with animals must pay a pet deposit.

The resident/pet owner shall be required to pay a non-refundable deposit for the purpose of defraying all reasonable costs directly attributable to the presence of a dog or cat.

Payment of \$200.00(Per Pet) on or prior to the date the pet is properly registered and brought into the apartment, (\$100.00 of which is a non-refundable fee) and; \$100.00(Per Pet) if the resident is elderly or disabled (\$50.00 of which is a non-refundable fee).

The SJHA reserves the right to change or increase the required deposit by amendment to these rules.

The SJHA will refund the Pet Deposit to the resident, less any damage caused by the pet to the dwelling unit, upon removal of the pet or the owner from the unit, in accordance with the return of deposit policy of the Residential Dwelling Lease Agreement.

The SJHA will return the Pet Deposit, less any damage costs, to the former resident or to the person designated by the former resident in the event of the former resident's incapacitation or death, and removal of pet..

The SJHA will provide the resident or designee identified above with a written list of any charges against the pet deposit. If the resident disagrees with the amount charged to the pet deposit, the SJHA would provide a meeting to discuss the charges.

All reasonable expenses incurred by the SJHA as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:

- The cost of repairs and replacements to the resident's dwelling unit;

- The cost of fumigation of the dwelling unit;

- The cost to repair any damaged common areas of the Development.

Pet Deposits and non-refundable nominal fees are not a part of rent payable by the resident.

If the resident is in occupancy when such costs occur, the resident shall be billed for such costs as a current monthly charge in accordance with the Residential Dwelling Lease Agreement.

If such expenses occur as the result of a move-out inspection, they will be deducted from the refundable portion of the pet deposit. The resident will be billed for any amount, which exceeds the refundable portion of the pet deposit.

The refundable portion of the pet deposit will be refunded when the resident moves out or no longer have a pet on the premises, whichever occurs first.

The expense of flea deinfestation shall be the responsibility of the resident.

H. ALTERATIONS TO UNIT

Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

I. PET WASTE REMOVAL CHARGE

A waste removal charge of \$25.00 per occurrence will be assessed against the resident for violations of this pet policy.

Pet deposit and pet waste removal charges are not part of rent payable by the resident.

J. NOISE

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

K. CLEANLINESS REQUIREMENTS

Litter Box Requirements. All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash container immediately.

Litter shall not be disposed of by being flushed through a toilet.

Litter boxes shall be stored inside the resident's dwelling unit.

Removal of Waste From Other Locations. The Resident/Pet Owner shall be responsible for the removal of waste from the exercise area (as designated by SJHA) by placing it in a sealed plastic bag and disposing of it in an outside trash bin container immediately.

Any unit occupied by a dog, cat, or rodent will be fumigated at the time the unit is vacated. This will be at the cost to the Resident/Pet Owner.

The Resident/Pet Owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

L. PET CARE

No pet (excluding fish) shall be left unattended in any apartment for a period in excess of 24 hours.

All Residents/pet Owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.

Residents/pet Owners must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by animals. Pet owners must agree to exercise courtesy with respect to other residents.

M. RESPONSIBLE PARTIES

Tenants shall comply with all Municipal and County codes regarding pet ownership.

The resident/pet owner will be required to designate one (or two) responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

N. INSPECTIONS

The SJHA may, after reasonable notice to the resident during reasonable hours, in accordance with the Lease, enter and inspect the premises, in addition to other inspections allowed.

The SJHA may enter into and inspect the unit when a written complaint is received alleging that the conduct or condition of the pet in the unit is a violation, constitutes a nuisance, or threat to the health or safety of the other occupants or other persons in the community under applicable State or local law.

O. PET RULE VIOLATION NOTICE

The authorization for a common household pet may be revoked at any time subject to the SJHA's grievance procedure if the pet becomes destructive or a nuisance to others, or if the tenant fails to comply with this policy.

Residents who violate these rules are subject to:

- Mandatory removal of the pet from the premises within 30 days of the notice by the Housing Authority; or if for a threat to health and safety, removal within 24 hours of notice.
- Lease termination proceedings.

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the Pet Ownership Policy, a written violation notice will be served to correct the problem.

The Notice will contain a brief statement of the factual basis for the determination and the pet rule(s) which were violated. The notice will also state:

That the resident/pet owner has three days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation;

That the resident pet owner is entitled to be accompanied by another person of his or her choice at the meeting; and

That the resident/pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

The pet owner has a three day period to request a meeting, the meeting will be scheduled no later than five calendar days prior to the effective date of removal of pet or termination of Lease, unless the pet owner agrees to a later date in writing.

P. NOTICE FOR PET REMOVAL

If the resident/pet owner and the SJHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the SJHA, the SJHA may serve notice to remove the pet.

The Notice shall contain:

A brief statement of the factual basis for the SJHA's determination of the Pet Rule that has been violated;

The requirement that the Resident /Pet Owner must remove the pet within three days of the notice and remedy any damages; and

A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

Q. TERMINATION OF TENANCY

The SJHA may initiate procedures, in accordance with the Residential Dwelling Lease Agreement, for termination of tenancy based on a pet rule violation if:

- ❑ The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified; and
- ❑ The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

R. PET REMOVAL

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the individual designated by the resident/pet owner. This provision shall also apply to situations where the pet is poorly cared for or has been left unattended for over 24 hours.

If the responsible party is unwilling or unable to care for the pet, or if the SJHA after reasonable efforts cannot contact the responsible party, the SJHA may contact the appropriate State or local agency and request the removal of the pet; or the SJHA may place the pet in a proper facility for up to 30 days. If there is no other solution at the end of 30 days, the SJHA may donate the pet to the humane society. Cost of this professional care will be borne by the pet owner..

If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

S. EMERGENCIES

The SJHA will take all necessary steps to insure that pets that become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate State or local entity authorized to remove such animals.

If it is necessary for the SJHA to place the pet in a shelter facility, the cost will be the responsibility of the resident/pet owner.

SAN JOAQUIN HOUSING AUTHORITY

PET OWNERSHIP AGREEMENT

(Please complete a form for each pet)
ADDENDUM TO LEASE FOR PETS

This Addendum to Lease constitutes part of the Resident Dwelling Lease Agreement dated as of _____, between the San Joaquin Housing Authority, [as landlord], and _____, [as tenant(s)], residing at _____. The terms of the Addendum are incorporated in the Lease for all purposes. All capitalized terms not otherwise defined in this Addendum are defined by the terms of the Lease.

By my/our signature below, I/we hereby agree to abide by the attached "Pet Ownership Policy", to keep only pets permitted by the Housing Authority and described below in my/our dwelling unit. I/We will hold the Housing Authority harmless in the event of any claim for liability that may arise from my/our keeping of such pets.

Pet Owner's Name: _____

Pet Owner's Address: _____

Home Phone Number: _____ Work Phone Number: _____

Pet's Name: _____

Type or Breed: _____

Spayed or Neutered: _____

License or ID Number: _____

Veterinarian Utilized: _____

Address: _____ Phone No.: _____

Emergency Caregiver for the Pet: _____

Address: _____

Phone Number: _____

I have read and understand the rules governing pet ownership in the Housing Authority owned developments. I and all members of my household will fully comply.

Signature of Pet Owner: _____ Date: _____

Approved By: _____ Date: _____

Please attach to this form the following:

- *Picture of the Pet
- *Rabies Certification

- *Certification of Weight (now and approximate when full grown)

ATTACHMENT C

SECTION 8 HOMEOWNERSHIP PROGRAM CAPACITY STATEMENT

The San Joaquin Housing Authority has the capacity to operate a Section 8 Homeownership Program, because its implementation plan will include the following criteria:

Financing for purchase of a home under the Section 8 Home Homeownership Program will:

- a) be provided, insured or guaranteed by the State or Federal government;
- b) comply with secondary mortgage market underwriting requirements; or
- c) comply with generally accepted private sector underwriting standards.

ATTACHMENT D

RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD

NAME	REPRESENTS
Teresa Saucedo	Section 8 Sierra Vista Resident Council
Joan Thorp	Section 8 Senior Citizens

ATTACHMENT E

BRIEF STATEMENT OF PROGRESS IN MEETING THE 5-YEAR PLAN MISSION AND GOALS

PHA Goal: Expand the supply of assisted housing

Objective: Apply for additional rental vouchers.

Progress: We recently applied for nine-hundred and twenty-nine (929) additional rental assistance with HUD.

Objective: Reduce public housing vacancies.

Progress: We are reducing the number of public housing vacancies by anticipating vacancies and scheduling resources to turn the vacant units around in timely manner.

Objective: Leverage private or other public funds to create additional housing opportunities.

Objective: Acquire or build units or developments.

Progress: We have leveraged private funds to acquire a fourteen- (14) unit building, and one hundred and ten- (110) unit elderly building in the City of Stockton. In addition we recently applied for an assisted living conversion grant from HUD Multifamily Division, to convert some of the 110 unit elderly building into an assisted living facility.

PHA Goal: Improve the quality of assisted housing

Objective: Improve public housing management: (PHAS score)

Objective: Improve voucher management: (SEMAP score).

Progress: The PHAS and SEMAP scores in the 1999/2000 fiscal year were advisory and the current scores for 2000/2001 were non-advisory. The non-advisory scores were 90 and 80 in the PHAS and SEMAP assessment systems respectively. We intend to improve both scores by better monitoring of the management indicators. In addition we intended to maintain our "high performance" designation status under PHAS and to improve our SEMAP designation status from "standard" to "high performer" by increasing the level of staff awareness on the management indicators.

Objective: Increase customer satisfaction.

Progress: We now have a staff person assigned with the task of ensuring adequate customer service.

Objective: Concentrate on efforts to improve specific management functions, (list; e.g., public housing finance; voucher unit inspections).

Progress: Our efforts to improve management functions are on going and with the introduction of a new management software system which is earmarked to go live in October'2001; these efforts should start yielding positive results.

Objective: Renovate or modernize public housing units.

Progress: Our efforts to renovate and improve public housing units are ongoing.

Objective: Demolish or dispose of obsolete public housing.

Objective: Provide replacement public housing.

Progress: We are currently exploring the economic viability of replacing some inventory of public housing units with a combination of assisted and unassisted dwelling units.

Objective: Provide replacement vouchers.

Progress: In collaboration with the HUD Multifamily Division, we have provided replacement vouchers to families displaced following the non-renewal of section 8 project based contracts.

PHA Goal: Increase assisted housing choices

Objective: Provide vouchers mobility counseling.

Progress: In our initial briefing sessions to families coming on to the program we continually emphasize the mobility feature of the rental assistance voucher. In addition graduates of our training programs who secure employment away from our county are encouraged to use the voucher to secure alternative housing near their places of employment.

Objective: Conduct outreach efforts to potential voucher landlords

Progress: We are now conducting quarterly outreach meetings with landlords to retain existing landlords and entice potential new landlords to participate in the HCV program. In order to increase mobility and attractiveness of the HCVP, we have increased our payment standards from 100% to 110% of fair market rents and for the City of Tracy (higher rental cost market) to 120% of fair market rents.

Objective: Increase voucher payment standards.

Progress: We have included a draft copy of our new Section 8 home ownership program.

Objective: Implement voucher homeownership program.

Objective: Implement public housing or other homeownership programs.

Objective: Convert public housing to vouchers.

Progress: No progress to date on conversion of public housing unit to vouchers.

PHA Goal: Provide an improved living environment

Objective: Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.

Objective: Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.

Progress: We have started the rehabilitation of units designed for market rate rent and for potential home ownership opportunities for assisted and unassisted families. The market rate units are earmarked for higher income families.

Objective: Implement public housing security improvements.

Progress: The housing authority in collaboration with the Stockton Police Department (SPD), Tracy Police Department and AdForce security is continually monitoring the effectiveness of the current security arrangements at all the public housing developments. This includes mandating the Community Police officers (CPO) of the SPD to make formal security reports to the resident councils of the Sierra Vista and Conway Homes Developments. The resident councils meet monthly and the CPO's security update is a regular item on the agenda. In addition, the CPO'S are expected to report illegal and unusual activities to the property managers at the public housing developments, so that the dwelling lease and house rules can be enforced timely, when necessary.

Objective: Designate developments or buildings for particular resident groups (elderly, persons with disabilities).

Progress: In addition to our recently acquired elderly development, we are designating units in all our developments as "handicap" accessible units To ensure that persons of different economic status are living next to each other.

PHA Goal: Promote self-sufficiency and asset development of families and individuals.

Objective: Increase the number and percentage of employed persons in assisted families

Progress: In the 1999/2000 fiscal year, the employment supportive services program of the housing authority assisted 82 families in securing employment. Of the eighty-two (82) families, Fifty-four (54) are currently employed with the same employer. The average employment tenure to date is twelve (12) months.

Objective: Provide or attract supportive services to improve assistance recipient's employability.

Provide: The Housing authority has hired two new Self Sufficiency Specialists to further our efforts towards increasing the number of program participants capable of transitioning from dependency on government aid to economic self sufficiency.

Objective: Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Progress: In December'2000 the housing authority was approved by the workforce Investment Board to set up a "worknet" center. This will be a one-stop shop for potential job applicants. The center is expected to be fully operational in August' 2001, at our Conway Homes Housing Development.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objective: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.

Progress: We are continually monitoring our outreach efforts to ensure housing is provided to all persons regardless of race, color, religion, national origin, sex, familial status, and disability.

Objective: 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.

Objective: Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

Progress: We recently applied for an assisted living conversion grant to ensure that a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability is provided.

ATTACHMENT F

HOME OWNERSHIP PROGRAM OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN

1. GENERAL PROVISIONS

The Housing Authority of the County of San Joaquin (HACSJ) permits eligible participants in the Section 8 housing choice voucher program, the option of purchasing a home with their Section 8 assistance rather than renting. The home ownership option is limited to five percent (5%) of the total Section 8-voucher program administered by Housing Authority of the County of San Joaquin (HACSJ) in any fiscal year, provided that disabled families shall not be subject to the 5% limit. If applications exceed such 5% limit, participants in the Family Self-Sufficiency (“FSS”) program shall receive a priority for participation in the home ownership program.

Eligible applicants for the Section 8 home ownership program must have completed an initial Section 8 lease term, may not owe HACSJ or any other housing authority an outstanding debt, and must meet the eligibility criteria set forth herein.

Section 8 home ownership assistance may be used to purchase the following type of homes within the County of San Joaquin: new or existing single-family, condominium, planned use developments, cooperatives, live/work units. HACSJ also will permit portability of Section 8 home ownership assistance to another jurisdiction, provided the receiving jurisdiction operates a Section 8 home ownership program for which the Section 8 home ownership applicant qualifies or authorizes HACSJ to administer the home ownership assistance in their jurisdiction.

2. FAMILY ELIGIBILITY REQUIREMENTS

Participation in the Section 8 home ownership program is voluntary. Each Section 8 home ownership participant must meet the general requirements for admission to the Section 8 housing choice voucher program as set forth in HACSJ Administrative Plan. Such Section 8 family also must be “eligible” to participate in the home ownership program. The additional eligibility requirements for participation in HACSJ Section 8 home ownership program include that the family must:

- be a first-time homeowner or have a member who is a person with disabilities;
- with the exception of elderly and disabled households, meet a minimum income requirement without counting income from “welfare assistance” sources;
- with the exception of elderly and disabled households, meet the requisite employment criteria;
- have completed an initial lease term in the Section 8 housing choice voucher program;
- have fully repaid any outstanding debt owed to HACSJ or any other Housing Authority;

- not defaulted on a mortgage securing debt to purchase a home under the home ownership option; and
- not have any member who has a present ownership interest in a residence at the commencement of home ownership assistance.

A. First-Time Homeowner

Each Section 8 family, except families with a disabled member, must be a first-time homeowner. A “first-time homeowner” means that no member of the household has had an ownership interest in any residence during the three years preceding commencement of home ownership assistance. However, a single parent or displaced homemaker who, while married, owned a home with a spouse (or resided in a home owned by a spouse) is considered a “first-time homeowner” for purposes of the Section 8 homeownership option; and the right to purchase title to a residence under a lease-purchase agreement is not considered an “ownership interest.” A member of a cooperative (as defined in § 982.4) also qualifies as a “first-time homeowner”.

B. Minimum Income Requirement

(1) Amount of Income.

At the time the family begins receiving homeownership assistance, the head of household, spouse, and/or other adult household members who will own the home, must have a gross annual income at least equal to the Federal minimum hourly wage multiplied by 2000 hours. However, the family must have sufficient income to pay homeownership and other family expenses not covered by section 8 rental subsidy.

(2) Exclusion of Welfare Assistance Income

With the exception of elderly and disabled families, HACSJ will disregard any “welfare assistance” income in determining whether the family meets the minimum income requirement. Welfare assistance includes assistance from Temporary Assistance for Needy Families (“TANF”); Supplemental Security Income (“SSI”) that is subject to an income eligibility test; food stamps; general assistance; or other welfare assistance specified by HUD. The disregard of welfare assistance income under this section affects the determination of minimum monthly income in determining initial qualification for the home ownership program. It does not affect the determination of income-eligibility for admission to the Section 8 housing choice voucher program, calculation of the family’s total tenant payment, or calculation of the amount of home ownership assistance payments.

C. Employment History

With the exception of disabled and elderly households, each family must demonstrate that one or more adult members of the family who will own the home at commencement of home ownership assistance is employed full-time (an average of

40 hours per week) and has been so continuously employed for one year prior to execution of the home ownership agreement. In order to reasonably accommodate a family's participation in the program, HACSJ will exempt families that include a person with disabilities from this requirement. HACSJ's Executive Director may also consider whether and to what extent an employment interruption is considered permissible in satisfying the employment requirement. The Executive Director may also consider successive employment during the one-year period and self-employment in a business.

D. Completion of Initial Lease Term

Applicants for and new participants in the Section 8 housing choice voucher program shall be ineligible for participation in the Section 8 home ownership program until completion of an initial Section 8 lease term and the participant's first annual recertification in the Section 8 housing choice voucher program. Nothing in this provision will preclude Section 8 participants that have completed an initial lease term in another jurisdiction from participating in the Section 8 home ownership program.

E. Repayment of Any Housing Authority Debts

Participants in the Section 8 housing choice voucher program shall be ineligible for participation in the Section 8 home ownership program in the event any debt or portion of a debt remains owed to HACSJ or any other Housing Authority. Nothing in this provision will preclude Section 8 participants that have fully repaid such debt(s) from participating in the Section 8 home ownership program.

F. Additional Eligibility Factors

(1) Elderly and Disabled Households.

Elderly and disabled families are exempt from the employment requirements set forth in Section C. above. In the case of an elderly or disabled family, HACSJ will consider income from all sources, including welfare assistance in evaluating whether the household meets the minimum income required to purchase a home through the Section 8 home ownership program.

(2) Preference for Participation in FSS Program

Applicants for the home ownership program are not required to participate in HACSJ Family Self Sufficiency ("FSS") program in order to participate in the home ownership program. However, in the event the applications for home ownership assistance exceed five percent (5%) of HACSJ's total voucher program in any fiscal year, FSS participants shall have a preference for participation in the home ownership program. Participants in an Individual Development Account ("IDA") program administered by an agency other than HACSJ also will receive a preference for home ownership assistance in the event applicants for home ownership assistance exceed the 5% limitation.

(3) Prior Mortgage Defaults.

If a head of household, spouse, or other adult household member, who will execute the contract of sale, mortgage and loan documents have previously defaulted on a mortgage obtained through the Section 8 home ownership program, the family will be ineligible to participate in the home ownership program.

3. FAMILY PARTICIPATION REQUIREMENTS

Once a family is determined to be eligible to participate in the program, it must comply with the following additional requirements: (A) complete a home ownership counseling program approved by HACSJ prior to commencement of home ownership assistance; (B) within a specified time, locate the home it proposes to purchase; (C) submit a sales agreement containing specific components to HACSJ for approval; (D) allow HACSJ to inspect the proposed home ownership dwelling to assure that the dwelling meets appropriate housing quality standards; (E) obtain an independent inspection covering major “building systems”; (F) obtain HACSJ approval of the proposed mortgage (which must comply with generally accepted mortgage underwriting requirements); and (G) enter into a written agreement with HACSJ to comply with all of its obligations under the Section 8 program.

A. Home Ownership Counseling Program

A family’s participation in the home ownership program is conditioned on the family attending and successfully completing a home ownership and housing counseling program provided or approved by HACSJ prior to commencement of home ownership assistance. The home ownership and counseling program will cover home maintenance; budgeting and money management; credit counseling; negotiating purchase price; securing mortgage financing; finding a home; and the advantages of purchasing and locating homes in areas that do not have a high concentration of low-income families.

[Note: § 982. 620(b) provides “suggested topics” for the PHA required pre-assistance counseling program -which are, for the most part, included here. HACSJ omitted suggested topics regarding fair housing, RESPA obligations and predatory lending issues. These topics should also be included in the homeownership counseling program. The counseling agency providing the counseling program shall either be approved by HUD or the program shall be consistent with the home ownership counseling provided under HUD’s Housing Counseling program. HACSJ may require families to participate in an HACSJ-approved home ownership-counseling program on a continuing basis.

B. Locating and Purchasing a Home

(1) Locating A Home

Upon approval for the Section 8 home ownership program, a family shall have one hundred eighty (180) days to locate a home to purchase. A home shall be considered located if the family submits a proposed sales agreement with the requisite components to HACSJ. For good cause, HACSJ may extend a Section 8 family’s time to locate the home for additional thirty-day (30) increments. During

a Section 8 participant's search for a home to purchase, their Section 8 rental assistance shall continue pursuant to the Administrative Plan. If a Section 8 participant family is unable to locate a home within the time approved by HACSJ, their Section 8 rental assistance through the Section 8 housing choice voucher program shall continue.

(2) Type of Home

A family approved for Section 8 home ownership assistance may purchase the following type of homes within the County of San Joaquin: a new or existing home, a single-family home, a condominium, a home in a planned use development, a cooperative, live/work unit, to be situated on a privately owned lot or on a leased pad in a mobile home park. The home must be already existing or under construction at the time HACSJ determines the family eligible for home ownership assistance to purchase the unit (§ 982. 628(a) (2)). The family also may purchase a home in a jurisdiction other than the County of San Joaquin, provided the Housing Authority in the receiving jurisdiction operates a Section 8 home ownership program for which the Section 8 home ownership applicant qualifies or authorizes HACSJ to administer the home ownership assistance in their jurisdiction. In the former case, a family's participation in the Section 8 home ownership program will be subject to the Section 8 home ownership program and policies of the receiving jurisdiction.

(3) Purchasing a Home

Once a home is located and a sales agreement approved by HACSJ is signed by the family, the family shall have up to three (3) months, or such other time as is approved by HACSJ Executive Director or set forth in the HACSJ-approved sales agreement, to purchase the home.

(4) Failure to Complete Purchase

If a Section 8 participant is unable to purchase the home within the maximum time permitted by HACSJ, HACSJ shall continue the family's participation in the Section 8 housing choice voucher program. The family may not re-apply for the Section 8 home ownership program until they have completed an additional year of participation in the Section 8 housing choice voucher program following the initial determination of their eligibility for the home ownership option.

(5) Lease-Purchase

Families may enter into lease-purchase agreements while receiving Section 8 rental assistance. All requirements of the housing choice voucher program apply to lease-purchase agreements, except that families are permitted to pay an extra amount out-of-pocket to the owner for purchase related expenses—a "home ownership premium." ***Any "home ownership premium," defined as an increment of value attributable to the value of the lease-purchase right or agreement, is excluded from HACSJ rent reasonableness determination and subsidy calculation, and must be absorbed by the family.*** When a lease-purchase

participant family is ready to exercise their option, they must notify the Home Ownership Counselor at HACSJ and apply for the home ownership option. If determined eligible for home ownership assistance, the family may be admitted to the home ownership program and must meet all the requirements of these policies.

C. Sales Agreement

Prior to execution of the offer to purchase or sales agreement, the family must provide the financing terms to HACSJ for approval. The sales agreement must provide for inspection by HACSJ and the independent inspection referred to in Section 3(E) and must state that the purchaser is not obligated to purchase unless such inspections are satisfactory to HACSJ. The contract also must provide that the purchaser is not obligated to pay for any necessary repairs without approval by HACSJ. The sales agreement must provide that the purchaser is not obligated to purchase if the mortgage financing terms are not approved by HACSJ pursuant to Section 3(F). The sales agreement must also contain a seller certification that the seller is not debarred, suspended, or subject to a limited denial of participation under 24 CFR part 24.

D. Independent Initial Inspection Conducted

To assure the home complies with the housing quality standards of the Section 8 program; home ownership assistance payments may not commence until HACSJ first inspects the home. A professional selected by the family and approved by HACSJ also must complete an independent inspection of existing homes covering major building systems. HACSJ will not pay for the independent inspection. The independent inspection report must be provided to HACSJ. HACSJ may disapprove the unit due to information contained in the report or for failure to meet federal housing quality standards.

E. Financing Requirements

The proposed financing terms must be submitted to and approved by the Executive Director prior to close of escrow. HACSJ shall determine the affordability of the family's proposed financing. In making such determination, HACSJ may take into account other family expenses, including but not limited to child care, unreimbursed medical expenses, education and training expenses and the like. Certain types of financing, including but not limited to, balloon payment mortgages, unless convertible to a variable rate mortgage, are prohibited and will not be approved by HACSJ. Seller-financing mortgages shall be considered by HACSJ on a case-by-case basis. If a mortgage is not FRA-insured, HACSJ will require the lender to comply with generally accepted mortgage underwriting standards consistent with those of HUD/ FOA, Ginnie Mae, Fannie Mae, Freddie Mac, California Housing Finance Agency (CHFA), USDA Rural Housing Services, the Federal Home Loan Bank, or other private lending institution.

F. Compliance With Family Obligations

A family must agree, in writing, to comply with all family obligations under the Section 8 program and HACSJ's home ownership policies. These obligations include

- attending ongoing home ownership counseling, if required by HACSJ;
- complying with the mortgage terms;

- not selling or transferring the home to anyone other than a member of the assisted family who resides in the home while receiving home ownership assistance;
- not refinancing or adding debt secured by the home without prior approval by HACSJ;
- not obtaining a present ownership interest in another residence while receiving home ownership assistance; and
- supplying all required information to HACSJ, including but not limited to annual verification of household income, notice of change in home ownership expenses, notice of move-out, and notice of mortgage default. HACSJ Home Ownership Family Obligation policies are set forth in Appendix A hereto.

G. Compliance Lien

Upon purchase of a home, the family must execute documentation as required by HUD and HACSJ, consistent with State and local law, securing HACSJ right to recapture the home ownership assistance in accordance with Section 5. (C). The lien securing the recapture of home ownership subsidy may be subordinated to a refinanced mortgage.

[Note: Moving to another home in the same PHA jurisdiction, as well as buying another home in another PHA jurisdiction, is permitted with continued use of homeownership assistance. See §§ 982.636 & 637.)

4. AMOUNT OF ASSISTANCE.

The amount of the monthly assistance payment will be based on three factors: the voucher payment standard for which the family is eligible; the monthly home ownership expense; and the family's household income. HACSJ will pay the lower of either the payment standard minus the total family contribution ("TFC") or the family's monthly home ownership expenses minus the TFC. The Section 8 family will pay the difference.

A. Determining the Payment Standard

The voucher payment standard is the fixed amount the HACSJ annually establishes as the "fair market" rent for a unit of a particular size located within the HACSJ jurisdiction. In the home ownership program, the initial payment standard will be the lower of either (1) the payment standard for which the family is eligible based on family size; or (2) the payment standard, which is applicable to the size of the home the family decides to purchase. The payment standard for subsequent years will be based on the higher of: (1) the payment standard in effect at commencement of the home ownership assistance; or (2) the payment standard in effect at the most recent regular reexamination of the family's income and size. The initial payment standard, for purposes of this comparison, shall not be adjusted even if there is a subsequent decrease in family size. HACSJ will request HUD approval of a higher payment standard, up to 120% of the published Fair Market Rent limit, where warranted as a reasonable accommodation for a family that once a home is located and a sales agreement approved by HACSJ is signed by the family, the family shall have up to three (3) months, or such other time as is

approved by HACSJ Executive Director or set forth in the HACSJ-approved sales agreement, to purchase the home.

B. Determining the Monthly Home Ownership Expense

Monthly home ownership expense includes all of the following: principal and interest on the initial mortgage and any mortgage insurance premium (MIP) incurred to finance the purchase and any refinancing of such debt; real estate taxes and public assessments; homeowner's insurance; maintenance expenses per HACSJ allowance; costs of major repairs and replacements per HACSJ allowance (replacement reserves); utility allowance per HACSJ schedule of utility allowances; principal and interest on mortgage debt incurred to finance major repairs, replacements or improvements for the home including changes needed to make the home accessible; and homeowner association dues, fees or regular charges assessed, if any. Home ownership expenses for a cooperative member may only include HACSJ approved amounts for the cooperative charge under the cooperative occupancy agreement including payment for real estate taxes and public assessments on the, home, principal and interest on initial debt incurred to finance purchase of cooperative membership shares and any refinancing of such debt; home insurance; the allowances for maintenance expenses, major repairs and replacements and utilities; and principal and interest on debt incurred to finance major repairs, replacements, or improvements, including changes needed to make the home accessible.

C. Determining the Total Family Contribution (TFC)

The TFC is that portion of the home ownership expense that the family must pay. It is generally 30% percent of the family's adjusted income, plus any gap between the payment standard and the actual housing cost. All family income (including public assistance) will be counted to determine the family's adjusted monthly income for purposes of determining the amount of assistance.

D. Payment to Family or Lender

HACSJ will provide the lender with notice of the amount of the housing assistance payment prior to close of escrow and will pay HACSJ contribution towards the family's homeowner expense directly to the family, unless otherwise required by the lender. The family will be responsible to submit the entire mortgage payment to the lender unless the lender requires direct payment of HACSJ contribution.

5. TERMINATION OF SECTION 8 HOME OWNERSHIP ASSISTANCE

(A) Grounds for Termination of Home Ownership Assistance

(1) Failure to Comply with Family Obligations under Section 8 Program or HACSJ's Home Ownership Policies. A family's home ownership assistance may be terminated if the family fails to comply with its obligations under the Section 8 program, HACSJ home ownership policies, or if the family defaults on the mortgage. If required, the family must attend and complete ongoing home ownership and housing counseling classes. The family must comply with the terms of any mortgage incurred to purchase and/or refinance the home. The family must provide HACSJ with written notice of any sale or transfer of any interest in the home; any plan to move out of the home prior to the move; the family's household income and home ownership expenses on an annual basis; any notice of mortgage default received by the family; and any other notices which may be required pursuant to HACSJ home ownership policies. Except as otherwise provided in this Section, the family may not convey or transfer the home to any entity or person other than a member of the assisted family while receiving home ownership assistance.

(2) Occupancy of Home

Home ownership assistance will only be provided while the family resides in the home. If the family moves out of the home, HACSJ will not continue home ownership assistance commencing with the month after the family moves out. Neither the family nor the lender is obligated to reimburse the HACSJ for home ownership assistance paid for the month the family moves out.

(3) Changes in Income Eligibility

A family's home ownership assistance may be changed in the month following annual recertification of the household income, but participation in the Section 8 Home Ownership program shall continue until such time as the assistance payment amounts to \$0 for a period of six (6) consecutive months.

(4) Maximum Term of Home Ownership Assistance

Notwithstanding the provisions of Section 5(A), subparagraphs 1 through 3, except for disabled and elderly families, a family may receive Section 8 home ownership assistance for not longer than ten (10) years from the date of close of escrow unless the initial mortgage incurred to finance purchase of the home has a term that is 20 years or longer, in which case the maximum term is 15 years. Families that qualify as elderly at the commencement of home ownership assistance is not subject to a maximum term limitation. Families that qualify as disabled families at the commencement of home ownership assistance or at any time during the provision of home ownership assistance are not subject to a maximum term limitation. If a disabled family or elderly family ceases to qualify as disabled or elderly, the appropriate maximum term becomes applicable from

the date home ownership assistance commenced; provided, however, that such family shall be eligible for at least six additional months of home ownership assistance after the maximum term becomes applicable. The time limit applies to any member of the household who has ownership interest in the unit during any time that home ownership payments are made, or is a spouse of any member of the household who has an ownership interest.

(B) Procedure for Termination of Home Ownership Assistance

A participant in the Section 8 Home Ownership program shall be entitled to the same termination notice and informal hearing procedures as set forth in the Administrative Plan of the HACSJ for the Section 8 housing choice voucher program.

(C) Recapture of Home Ownership Assistance

In certain circumstances the home ownership assistance provided to the family is subject to total or partial recapture upon the sale or refinancing of the home. Sales proceeds that are used by the family to purchase a new home with Section 8 home ownership assistance are not subject to recapture. Further, a family may refinance to take advantage of better terms without any recaptured penalty, provided that no proceeds are realized (“cash-out”). Only “cash-out” proceeds from refinancing and sales proceeds not used to purchase a new home with Section 8 assistance less those amounts provided for in §982.640 are subject to recapture. Further, the amount of home ownership assistance subject to recapture shall automatically be reduced in annual increments of 10% beginning one year from the purchase date. At the end of 10 years the amount of home ownership assistance subject to recapture will be zero.

6. CONTINUED PARTICIPATION IN SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

A. Default on FHA-Insured Mortgage

If the family defaults on an FRA-insured mortgage, HACSJ may permit the family to move with continued Section 8 housing choice rental assistance if the family demonstrates that it has (a) conveyed title to the home to HUD or its designee, as required by HUD; and (b) moved from the home within the period established or approved by HUD.

B. Default on non-FHA-Insured Mortgage.

If the family defaults on a mortgage that is not FHA-insured, HACSJ may permit the family to move with continued Section 8 housing choice voucher rental assistance if the family demonstrates that it has (a) conveyed title to the home to the lender, to HACSJ or to its designee, as may be permitted or required by the lender; and (b) moved from the home within the period established or approved by the lender and/or HACSJ.

7. HACSJ ADMINISTRATIVE FEE

For each month that home ownership assistance is paid by HACSJ on behalf of the family, HACSJ shall be paid the ongoing administrative fee described in 24 C.F.R. §982.152(b).

8. WAIVER OR MODIFICATION OF HOME OWNERSHIP POLICIES

The Executive Director of HACSJ shall have the discretion to waive or modify any provision of the Section 8 home ownership program or policies not governed by statute or regulation for good cause or to comply with changes in HUD regulations or directives.

APPENDIX A: SECTION 8 HOME OWNERSHIP OBLIGATIONS

This form is to be signed by the home buyer(s) in the presence of the Housing Authority of the County of San Joaquin's (HACSJ) Home Ownership Program Coordinator. The Coordinator will explain any and all clauses which you, the home buyer(s), may not understand. The following paragraphs describe your responsibilities under the Section 8 Home Ownership Program. If you or members of your household do not meet these responsibilities, through your actions or your failure to act, you may be terminated from the Section 8 Home Ownership Program.

Family Obligations:

You must comply with all Family Obligations of the Section 8 Housing Choice Voucher Program, excepting only the prohibition against owning or having an interest in the unit. Family Obligations §§ 982.551©, (d), (e), (f), (g) and (0) do not apply to the Section 8 Homeownership Program.

Housing Counseling:

All participating family members (i.e. those signing the purchase offer and loan documents) must satisfactorily complete a HACSJ provided or approved counseling program prior to commencement of home ownership assistance. HACSJ may require any or all-participating family members to attend additional housing counseling classes as a condition of continued assistance.

Purchase Contract:

You must include contract conditions in any Offer to Purchase that give HACSJ a reasonable time (a) to inspect the home for compliance with HUD's Housing Quality Standards; (b) to review and approve a professional home inspection report obtained by you from a HACSJ approved inspector; and approve the terms of your proposed financing. Advise your Realtor of these requirements.

Mortgage Obligations:

You must comply with the terms of any mortgage incurred in the purchase of the property and must notify "HACSJ Home Ownership Program Counselor" within five (5) days of receipt of any late payment or default notice.

Occupancy:

You must occupy the unit as your principal residence. You may not transfer, sell, or assign any interest in the property without HACSJ prior written consent. You may not rent or lease any part of the premises without HACSJ prior written consent. You must notify HACSJ in writing at least 30 days prior to moving out of the house for a period of 30 days or longer or prior to any sale, transfer, assignment, lease or other form of alienation of the assisted property.

ATTACHMENT G
COMMUNITY SERVICE

The HACSJ community service requirements is based on the final rules from HUD. The final regulations complies with the instructions given in the Interim Rule.

INTRODUCTION

The Quality Housing and Work Responsibility Act of 1998 mandates PHAs to require that adults living in public housing comply with community service requirements.

A. REQUIREMENT

Each adult resident shall:

Contribute eight hours per month of community service (not including political activities) within the community in which that adult resides; or

Participate in an economic self-sufficiency program (defined below) for eight hours per month.

Perform eight hours per month of combined activities (community service and economic self-sufficiency program).

B. EXEMPTIONS

The following persons are exempt from participation in the community service:

Individual(s) who:

Is 62 years of age or older;

Is a blind or disabled, as defined under section 216[i][1] or 1614 of the Social Security Act, and who is unable to comply with this section, or is a primary caretaker of such individual;

Is engaged in a work activity as defined in section 407[d] of the Social Security Act;

Meets the requirements for being exempted from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program; or

Is in a family receiving assistance under a State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such program.

The HACSJ will re-verify exemption status annually except in the case of an individual who is 62 years of age or older. The HACSJ will permit residents to change exemption status during the year if status changes.

C. DEFINITION OF ECONOMIC SELF-SUFFICIENCY PROGRAM

For purposes of satisfying the community service requirement, participating in an economic self-sufficiency program is defined, in addition to the exemption definitions described above as:

Any program designed to encourage, assist, train or facilitate economic independence of assisted families or to provide work for such families.

These economic self-sufficiency programs can include job training, employment counseling, work placement, basic skills training, English proficiency, workforce, financial or household management, apprenticeship, or any other program necessary to ready a participant to work (such as substance abuse or mental health treatment).

In addition to the HUD definition above, the HACSJ definition includes any of the following:

- Participating in the Family self-sufficiency Program and being current in the steps outlined in the Individual Training and Services Plan.
- Other activities as approved by the HACSJ on a case-by-case basis.
- The HACSJ will give residents the greatest choice possible in identifying community service opportunities.

D. ANNUAL DETERMINATIONS

Requirement – For each public housing resident subject to the requirement of community service, the HACSJ shall, 30 days before the expiration of each lease term, review and determine the compliance of the resident with the community service requirement.

Such determination shall be made in accordance with the principles of due process and on a nondiscriminatory basis.

The HACSJ will verify compliance annually. If qualifying activities are administered by an organization other than the HACSJ, the HACSJ will obtain verification of family compliance from such third parties.

Family members will not be permitted to self-certify that they have complied with community service requirements.

E. NONCOMPLIANCE

If the HACSJ determines that a resident subject to the community service requirement has not complied with the requirement, the HA shall notify the resident of such noncompliance, and that:

- The determination of noncompliance is subject to the administrative grievance procedure under the HACSJ's Grievance Procedures; and
- Unless the resident enters into an agreement to comply with the community service requirement, the resident's lease will not be renewed, and
- The HACSJ may not renew or extend a resident's lease upon expiration of the lease term and shall take legal action as is necessary to terminate the tenancy of the household, unless the HA enters into an agreement, before the expiration of the lease term, with the resident providing for the resident to cure any noncompliance with the community service requirement, by participating in an economic self-sufficiency program for or contributing to community service as many additional hours as the resident needs to comply in the aggregate with such requirement over the 12-month term of the lease.

Ineligibility for Occupancy for Noncompliance

The HACSJ shall not renew or extend any lease, or provide any new lease, for a dwelling unit for any household that includes an adult member who was subject to the community service requirement and failed to comply with the requirement.

F. HA RESPONSIBILITY

The HACSJ will ensure that all community service programs are accessible for persons with disabilities.

The HA will ensure that:

The conditions under which the work is to be performed are not hazardous,

- The work is not labor that would be performed by the PHA's employees responsible for essential maintenance and property services; or
- The work is not otherwise unacceptable.

G. HACSJ IMPLEMENTATION OF COMMUNITY SERVICE REQUIREMENT

The HA will administer its own community service program, with cooperative relationships with other entities.

The HA will administer the community service program through contracts and collaborative agreements with volunteer and community agencies.

ATTACHMENT H

PROJECT BASED ASSISTANCE PROGRAM

On January 16th, 2001 HUD published guidance on the statutory changes to the rules on project-basing of section 8 housing choice vouchers (HCV).

Per the guidance the HACSJ wishes to utilize the option of project-basing some section 8 HCV and therefore is adhering to the requirement that we indicate the projected number of units to be project based, general locations and consistency with HACSJ's agency plan.

Projected Number of Units

In response to the tremendous need for long-term affordable housing in the county of San Joaquin, the HACSJ proposes to utilize up to 20% of its allocation of section 8 HCV for project basing under the Section 8 Project Based Voucher Program. Based on our current allocated vouchers, the authority can project base as much as 740 vouchers.

General Locations

The HACSJ will consider for approval project basing units in the county of San Joaquin, with preference being given to areas and cities with relative limited supply of affordable housing units.

Consistency with Agency Plan

Providing long-term affordable housing opportunities in the county of San Joaquin is consistent with our goal of expanding our supply of assisted housing and increasing housing choices for low to moderate income families.

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

Annual PHDEP Plan Table of Contents:

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

Section 1: General Information/History

- A. Amount of PHDEP Grant **\$246,415**
- B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R _____
- C. FFY in which funding is requested **2001**
- D. Executive Summary of Annual PHDEP Plan

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

The Housing Authority of the County of San Joaquin will provide a variety of activities designed to achieve the following goals:

- 1) Improve the quality of the public housing community by decreasing criminal activity occurring within the public housing communities;
- 2) Increase opportunities for residents to participate in quality programs designed to promote self-sufficiency; and
- 3) Increase overall participation in PHDEP activities.

E. Target Areas

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

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Conway Homes	436	1,629
Sierra Vista Homes	394	1,396
Tracy Homes	195	652

F. Duration of Program

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

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

G. PHDEP Program History

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

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	322,500	CA3D-DEP024-0195	0	N/A	N/A
FY 1996	N/A		N/A	N/A	N/A
FY 1997	322,500	CA3D-DEP024-0197	0	N/A	N/A
FY 1998	322,500	CA3D-DEP024-0198	0	N/A	N/A
FY 1999	236,436	CA3D-DEP024-0199	0	N/A	N/A
FY 2000	246,415	CA3D-DEP024-0100	0	N/A	N/A

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

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

B. PHDEP Budget Summary

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

FY 2001 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	107,936
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	105,000
9170 - Drug Intervention	33,479
9180 - Drug Treatment	
9190 - Other Program Costs	
Total	246,415

A. PHDEP Plan Goals and Activities

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

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$107,936		
Goal(s)	Improve the quality of housing by decreasing the criminal activity occurring within the public housing community.						
Objectives	1. By 11/2002, the number of drug related arrests would have decreased by 5%. 2. Upon completion of the FY2001 grant, residents will indicate that their respective public housing communities are a safer place to live than one year ago. 3. Upon completion of the FY2001 grant, 5% fewer residents will report that they have witnessed an open-air drug market.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Provide community-policing services, which includes foot/bicycle patrols throughout the public housing communities served.			1/1/02	12/31/02	26,984	47,619	Reduction of drug related crimes.
2. Collect and analyze crime statistics for trends and develop an action plan to address negative trends.			1/1/02	12/31/02	26,984	47,619	Reduction of drug related crimes.
3. Provide dedicated officers with necessary equipment to conduct stakeouts and successfully weed out offenders.			1/1/02	12/31/02	26,984	47,619	Reduction of drug related crimes.
4. Community police officers will provide drug awareness educational activities for residents and youth.			1/1/02	12/31/02	26,984	47,619	Reduction of drug related crimes.

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

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

9140 - Security Personnel					Total PHDEP Funding: \$		
Goal(s)							
Objectives Proposed Activities: N/A	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators

9150 - Security Personnel					Total PHDEP Funding: \$		
Goal(s)							
Objectives Proposed Activities: N/A	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators

9160 - Drug Prevention					Total PHDEP Funding: \$ 105,000		
Goal(s)	Increase opportunities for residents to participate in quality programs designed to promote economic and social independence.						
Objectives	<ol style="list-style-type: none"> 1. By 11/2002, the Dept. of Parks & Recreation will expand programs resulting in a 5% increase in youth participating in programs. 2. By 11/2002, the Dept. of Parks & Recreation will have surveyed youth to determine the types of special training programs to implement. 3. By 4/2002, the Dept. of Parks & Recreation will have implemented special programs, capturing 40% of targeted youth. 4. By June 2002, 35% of all youth will be involved in a structured activity provided by the Dept. of Parks & Recreation. 5. Provide family support services or referrals to 60 individuals. 6. Provide mental health counseling services and referrals to 60 individuals. 7. Provide immigration/citizenship consultation services to 60 clients of operation. 8. Provide English as a Second Language (ESL) instruction to 60 individuals. 9. Conduct outreach contacts with 100% of the residents of targeted public housing community to provide information and education to increase participation in prevention classes, community events and community awareness workshops. 10. Facilitate access to appropriate health and human services for 200 residents. 11. Provide a minimum of 20 hours per week of prevention and intervention through individual, family, and group counseling and support groups. 12. Provide bi-monthly presentations and community awareness workshops to 360 participants of targeted public housing community. 						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Provide organized recreation program activities during prime social time by expanding program hours.	250	Youth	1/01/02	12/31/02	20,000	84,544	Increased program participation
2. The Dept. of Parks & Recreation will also conduct outreach and collaborate with other local service providers and churches to expand the variety of programs.	275	Youth	1/01/02	12/31/02	20,000	84,544	Increased program participation
3. Provide a variety of athletic events and leagues for boys and girls, including: soccer, flag football, basketball, volleyball, and special events that are competitive in nature, and enhance sportsmanship and fair play.	350	Youth	1/01/02	12/31/02	20,000	84,544	Increased program participation

3.Expose youth within the targeted areas to new and different recreation/educational experiences through field trips, and special events such as: swimming and swimming lessons, ice skating, Pixie Woods (Stockton's Children Park), San Francisco Golden Gate Park/Aquarium, Theater and Performing Arts, Children's Museum, Silver Lake Family Camp, professional athletic games, and snow trips.	160	Youth	1/01/02	12/31/02	20,000	84,544	Increased program participation
4. Provide drug prevention and education clubs, meetings, and workshops.	1,000	Youth	1/01/02	12/31/02	11,250		Increased program participation
5. Conduct outreach efforts a minimum of 40 hours.	2,000	Youth/Adults	1/01/02	12/31/02	11,250		Increased program participation
6. Provide education and referral services to: <ul style="list-style-type: none"> ▪ Substance abuse assessment and treatment, prenatal care, human services, prevention services, health services, and family planning services. ▪ Provide follow-up on referrals with emphasis on verification of appointments and identification of client problems and service needs. ▪ Provide transportation when client is unable to use the bus system. 			1/01/02	12/31/02	11,250	16,912	Increased program participation

<p>7. Conduct educational sessions that include qualified speakers when appropriate such as Delta Health Care, CMC, Male Involvement Program, District Attorney Office, PIC, including information on:</p> <ul style="list-style-type: none"> ▪ HIV/AIDS prevention strategies, risk reduction skills, communication, and community facility resource. ▪ Education opportunities, goal setting. ▪ Parenting. 			1/01/02	12/31/02	11,250		Increased program participation
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9170 - Drug Intervention				Total PHDEP Funding: \$ 33,479			
Goal(s)	Increase overall participation in PHDEP activities.						
Objectives	<ol style="list-style-type: none"> 1. By 2/2002, ensure that all prevention programs have been implemented. 2. By 7/2002, implement program changes based on semi-annual evaluation. 3. By 11/2002, 50 participants will be employed in full-time jobs. 						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Coordinate and monitor PHDEP activities.			1/01/02	12/31/02	33,479		Programs implemented
2. Collaborate with local resources to provide residents with comprehensive and quality programs.			1/01/02	12/31/02			Programs implemented
3. Provide follow up and referrals to families who require supportive services.			1/01/02	12/31/02			Programs implemented
4. Coordinate volunteer program.			1/01/02	12/31/02			Increase volunteer participation
5. Collect and analyze monthly reports from service providers to track and evaluate the effectiveness and efficiency of PHDEP activities.			1/01/02	12/31/02			Completed evaluation
6. Conduct resident satisfaction survey.			1/01/02	12/31/02			Completed survey

9180 – Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives Proposed Activities: N/A	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
9190 – Other Program Costs					Total PHDEP Funding: \$		
Goal(s)							
Objectives Proposed Activities: N/A	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators

Section 3: Expenditure/Obligation Milestones

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

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	100%	107,936	100%	107,936
9120				
9130				
9140				
9150				
9160	100%	105,000	100%	105,000
9170	100%	33,479	100%	33,479
9180				
9190				
TOTAL		\$246,415		\$246,415

Section 4: Certifications

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

CA024b01

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part 1: Summary**

PHA Name: Housing Authority of the County of San Joaquin	Grant Type and Number Capital Fund Program Grant No: CA024 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0			
3	1408 Management Improvements	\$573,355			
4	1410 Administration	\$286,677			
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs	\$220,000			
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$607,100			
10	1460 Dwelling Structures	\$924,720			
11	1465.1 Dwelling Equipment—Nonexpendable	\$0			
12	1470 Nondwelling Structures	\$28,000			
13	1475 Nondwelling Equipment	\$141,924			
14	1485 Demolition	\$0			
15	1495.1 Relocation Costs	\$35,000			
16	1490 Replacement Reserve	\$0			
17	1499 Development Activities	\$50,000			
18	1502 Contingency (may not exceed 8% of line 19)	\$0			
19	Amount of Annual Grant: (sum of lines 2-18)	\$2,866,776			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part 1: Summary

PHA Name: Housing Authority of the County of San Joaquin	Grant Type and Number Capital Fund Program Grant No: CA024 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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X Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
20	Amount of line XX Related to LBP Activities	0			
21	Amount of line XX Related to Section 504 compliance	0			
22	Amount of line XX Related to Security –Soft Costs	0			
23	Amount of Line XX related to Security-- Hard Costs	0			
24	Amount of line XX Related to Energy Conservation Measures	0			
25	Collateralization Expenses or Debt Service	0			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the County of San Joaquin		Grant Type and Number Capital Fund Program Grant No: CA024 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA-Wide	Management Improvements		1408						
	Program Services Coordinator			L/S	\$40,000				
	Security Patrols			L/S	\$106,000				
	Community Policing Program			L/S	\$100,000				
	Resident Job Training Program			L/S	\$50,000				
	Resident Support Services			L/S	\$10,000				
	MIS Staff Person/Consultant			L/S	\$62,355				
	Strategic Plan/Authority Restructure			L/S	\$0				
	Staff Training			L/S	\$55,000				
	Resident Initiatives "team"			L/S	\$20,000				
	Resident Education Program			L/S	\$15,000				
	Resident Business Incubator (Development)			L/S	\$25,000				
	Conversion to project based accounting			L/S	\$15,000				
	Update Policies/Procedures re: PHMAP			L/S	\$10,000				
	Housing Management Tenant Relations Training			L/S	\$0				
	Agency Plan			L/S	\$25,000				
	Manager in Residency Program			L/S	\$20,000				
	HR Department Implementation			L/S	\$20,000				
	Total for Account 1408				\$573,355				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the County of San Joaquin		Grant Type and Number Capital Fund Program Grant No: CA024 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA-Wide	Administration		1410						
	Non-Technical Salaries			L/S	\$50,000				
	Technical Salaries			L/S	\$85,000				
	Salaries (Modernization/Development)			L/S	\$20,000				
	Benefits			L/S	\$61,677				
	Advertising			L/S	\$5,000				
	Sundry Costs			L/S	\$40,000				
	Travel			L/S	\$25,000				
	Total for Account 1410				\$286,677				
PHA-Wide	Fees and Costs		1430						
	Construction Inspection Costs			L/S	\$140,000				
	Architectural/Engineering Fees			L/S	\$50,000				
	Permit Fees			L/S	\$10,000				
	Sundry Planning			L/S	\$20,000				
	Total for Account 1430				\$220,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the County of San Joaquin		Grant Type and Number Capital Fund Program Grant No: CA024 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA-Wide	Non-Dwelling Equipment		1475						
	Resident Training Equipment (expendable)			L/S	\$20,000				
	Computer Network Equipment			L/S	\$14,170				
	Computer Network/Software Upgrades			L/S	\$92,754				
	Upgrade Phone Sys County Wide			L/S	\$15,000				
	Total for Account 1475				\$141,924				
PHA-Wide	Relocation		1495						
	Relocation Cost			L/S	\$35,000				
	Total for Account 1495				\$35,000				
PHA-Wide	Contingency		1502		\$0				
	Total for Account 1502				\$0				
PHA-Wide	Development Activities		1499		\$50,000				
	Total for Account 1499				\$50,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the County of San Joaquin		Grant Type and Number Capital Fund Program Grant No: CA024 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CA 24-01	Site Improvements		1450		\$238,600				
Sierra Vista	Dwelling Structures		1460		\$356,400				
Homes	Dwelling Equipment		1465		\$0				
	Non Dwelling Structures		1470		\$0				
	Demolition		1485		\$0				
	Replacement reserve		1490		\$0				
	Total CA 24-01, Sierra Vista Homes				\$595,000				
CA 24-02	Site Improvements		1450		\$47,000				
Tracy	Dwelling Structures		1460		\$54,800				
Homes	Dwelling Equipment		1465		\$0				
	Non Dwelling Structures		1470		\$5,000				
	Demolition		1485		\$0				
	Replacement reserve		1490		\$0				
	Total CA 24-02, Tracy Homes				\$106,800				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the County of San Joaquin		Grant Type and Number Capital Fund Program Grant No: CA024 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CA 24-3A	Site Improvements		1450		\$3,800				
Mokelumne	Dwelling Structures		1460		\$63,200				
Manor	Dwelling Equipment		1465		\$0				
	Non Dwelling Structures		1470		\$0				
	Demolition		1485		\$0				
	Replacement reserve		1490		\$0				
	Total CA 24-3A, Mokelumne Manor				\$67,000				
CA 24-3B	Site Improvements		1450		\$1,700				
Mokelumne	Dwelling Structures		1460		\$800				
Manor	Dwelling Equipment		1465		\$0				
	Non Dwelling Structures		1470		\$0				
	Demolition		1485		\$0				
	Replacement reserve		1490		\$0				
	Total CA 24-3B, Mokelumne Manor				\$2,500				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the County of San Joaquin		Grant Type and Number Capital Fund Program Grant No: CA024 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CA 24-04-1	Site Improvements		1450		\$32,000				
Sierra Vista	Dwelling Structures		1460		\$77,120				
Homes	Dwelling Equipment		1465		\$0				
	Non Dwelling Structures		1470		\$8,000				
	Demolition		1485		\$0				
	Replacement reserve		1490		\$0				
	Total CA 24-04-1, Sierra Vista Homes				\$117,120				
CA 24-04-2	Site Improvements		1450		\$206,000				
Conway	Dwelling Structures		1460		\$291,400				
Homes	Dwelling Equipment		1465		\$0				
	Non Dwelling Structures		1470		\$10,000				
	Demolition		1485		\$0				
	Replacement reserve		1490		\$0				
	Total CA 24-04-2, Conway Homes				\$507,400				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the County of San Joaquin		Grant Type and Number Capital Fund Program Grant No: CA024 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CA 24-05	Site Improvements		1450		\$0				
Diablo	Dwelling Structures		1460		\$45,000				
Homes	Dwelling Equipment		1465		\$0				
	Non Dwelling Structures		1470		\$0				
	Demolition		1485		\$0				
	Replacement reserve		1490		\$0				
	Total CA 24-05, Diablo Homes				\$45,000				
CA 24-06	Site Improvements		1450		\$78,000				
Conway	Dwelling Structures		1460		\$16,000				
Homes	Dwelling Equipment		1465		\$0				
	Non Dwelling Structures		1470		\$5,000				
	Demolition		1485		\$0				
	Replacement reserve		1490		\$0				
	Total CA 24-06, Conway Homes				\$99,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the County of San Joaquin		Grant Type and Number Capital Fund Program Grant No: CA024 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CA 24-07	Site Improvements		1450		\$0				
Burton	Dwelling Structures		1460		\$0				
Homes	Dwelling Equipment		1465		\$0				
	Non Dwelling Structures		1470		\$0				
	Demolition		1485		\$0				
	Replacement reserve		1490		\$0				
	Total CA 24-07, Burton Homes				\$0				
CA 24-09	Site Improvements		1450		\$0				
Kraft	Dwelling Structures		1460		\$20,000				
Homes	Dwelling Equipment		1465		\$0				
	Non Dwelling Structures		1470		\$0				
	Demolition		1485		\$0				
	Replacement reserve		1490		\$0				
	Total CA 24-09, Kraft Homes				\$20,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the County of San Joaquin			Grant Type and Number Capital Fund Program No: CA024 Replacement Housing Factor No:			Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CA 24-01, Sierra Vista Homes	2nd Quarter, 2003			4th Quarter 2004			
CA 24-02, Tracy Homes	2nd Quarter, 2003			4th Quarter 2004			
CA 24-3A, Mokelumne Manor	2nd Quarter, 2003			4th Quarter 2004			
CA 24-3B, Mokelumne Manor	2nd Quarter, 2003			4th Quarter 2004			
CA 24-04-1, Sierra Vista Homes	2nd Quarter, 2003			4th Quarter 2004			
CA 24-04-2, Conway Homes	2nd Quarter, 2003			4th Quarter 2004			
CA 24-05, Diablo Homes	2nd Quarter, 2003			4th Quarter 2004			
CA 24-06, Conway Homes	2nd Quarter, 2003			4th Quarter 2004			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the County of San Joaquin			Grant Type and Number Capital Fund Program No: CA024 Replacement Housing Factor No:			Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CA 24-07, Burton Homes	N/A			N/A			
CA 24-09, Kraft Homes	2nd Quarter, 2003			4th Quarter 2004			
1408	2 nd Quarter, 2003			4th Quarter 2004			
1410	2 nd Quarter, 2003			4th Quarter 2004			
1430	2 nd Quarter, 2003			4th Quarter 2004			
1465	2 nd Quarter, 2003			4th Quarter 2004			
1475	2 nd Quarter, 2003			4th Quarter 2004			
1495	2 nd Quarter, 2003			4th Quarter 2004			
1499	2 nd Quarter, 2003			4th Quarter 2004			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of the County of San Joaquin		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
CA 24-1, Sierra Vista Homes	Annual Statement	\$504,000	\$0	\$514,287	\$514,287
CA 24-2, Tracy Homes		\$126,000	\$0	\$18,000	\$18,000
CA 24-3A, Mokelumne Manor		\$30,000	\$30,000	\$26,200	\$26,200
CA 24-3B, Mokelumne Manor		\$2,300	\$2,300	\$4,000	\$4,000
CA 24-4.1, Sierra Vista Homes		\$232,000	\$88,000	\$65,500	\$65,500
CA 24-4.2, Conway Homes		\$171,357	\$513,300	\$390,000	\$390,000
CA 24-5, Diablo Homes		\$75,000	\$50,000	\$61,400	\$61,400
CA 24-6, Conway Homes		\$326,000	\$460,000	\$367,000	\$367,000
CA 24-7, Burton		\$60,000	\$304,100	\$37,500	\$37,500
CA 24-9, Kraft Homes		\$27,000	\$232,050	\$30,400	\$30,400
Physical Improvements Subtotal		\$1,553,657	\$1,679,750	\$1,514,287	\$1,514,287
Management Improvements (1408)		\$573,355	\$573,355	\$573,355	\$573,355
HA - Wide Nondwelling Structures and Equipment (1475)		\$148,087	\$127,754	\$237,457	\$237,457
Administration (1410)		\$286,677	\$286,677	\$286,677	\$286,677
Other (1430,1495, 1502)		\$255,000	\$164,240	\$220,000	\$220,000
Operations		\$0	\$0	\$0	\$0
Demolition		\$0	\$0	\$0	\$0
Replacement Reserve		\$0	\$0	\$0	\$0
Mod Used for Development		\$50,000	\$35,000	\$35,000	\$35,000
Total CFP Funds (Est.)		\$2,866,776	\$2,866,776	\$2,866,776	\$2,866,776
Total Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1 FFY: 2001	Activities for Year : <u> 2 </u> FFY Grant: PHA FY: 2002			Activities for Year : <u> 3 </u> FFY Grant: PHA FY: 2003		
Statement	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	CA 24-01, Sierra Vista Homes			CA 24-01, Sierra Vista Homes		
	Site Improvements		\$100,000	Site Improvements		\$0
	Dwelling Structures		\$384,000	Dwelling Structures		\$0
	Dwelling Equipment		\$0	Dwelling Equipment		\$0
	Non Dwelling Structures		\$20,000	Non Dwelling Structures		\$0
	Demolition		\$0	Demolition		\$0
	Replacement reserve		\$0	Replacement reserve		\$0
	Total CA 24-01, Sierra Vista Homes		\$504,000	Total CA 24-01, Sierra Vista Homes		\$0
	CA 24-02, Tracy Homes			CA 24-02, Tracy Homes		
	Site Improvements		\$0	Site Improvements		\$0
	Dwelling Structures		\$126,000	Dwelling Structures		\$0
	Dwelling Equipment		\$0	Dwelling Equipment		\$0
	Non Dwelling Structures		\$0	Non Dwelling Structures		\$0
	Demolition		\$0	Demolition		\$0
	Replacement reserve		\$0	Replacement reserve		\$0
	Total CA 24-02, Tracy Homes		\$126,000	Total CA 24-02, Tracy Homes		\$0

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year 1 FFY: 2001	Activities for Year : <u> 2 </u> FFY Grant: PHA FY: 2002			Activities for Year : <u> 3 </u> FFY Grant: PHA FY: 2003		
Statement	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	CA 24-3B, Mokelumne Manor			CA 24-3B, Mokelumne Manor		
	Site Improvements		\$800	Site Improvements		\$800
	Dwelling Structures		\$1,500	Dwelling Structures		\$1,500
	Dwelling Equipment		\$0	Dwelling Equipment		\$0
	Non Dwelling Structures		\$0	Non Dwelling Structures		\$0
	Demolition		\$0	Demolition		\$0
	Replacement reserve		\$0	Replacement reserve		\$0
	Total CA 24-3B, Mokelumne Manor		\$2,300	Total CA 24-3B, Mokelumne Manor		\$2,300
	CA 24-04-1, Sierra Vista Homes			CA 24-04-1, Sierra Vista Homes		
	Site Improvements		\$0	Site Improvements		\$0
	Dwelling Structures		\$224,000	Dwelling Structures		\$88,000
	Dwelling Equipment		\$0	Dwelling Equipment		\$0
	Non Dwelling Structures		\$8,000	Non Dwelling Structures		\$0
	Demolition		\$0	Demolition		\$0
	Replacement reserve		\$0	Replacement reserve		\$0
	Total CA 24-04-1, Sierra Vista Homes		\$232,000	Total CA 24-04-1, Sierra Vista Homes		\$88,000

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year 1 FFY: 2001	Activities for Year : <u>2</u> FFY Grant: PHA FY: 2002			Activities for Year : <u>3</u> FFY Grant: PHA FY: 2003		
Statement	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name Major Work Categories e/General Description of	Quantity	Estimated Cost
	CA 24-04-2, Conway Homes			CA 24-04-2, Conway Homes		
	Site Improvements		\$0	Site Improvements		\$0
	Dwelling Structures		\$171,357	Dwelling Structures		\$513,300
	Dwelling Equipment		\$0	Dwelling Equipment		\$0
	Non Dwelling Structures		\$0	Non Dwelling Structures		\$0
	Demolition		\$0	Demolition		\$0
	Replacement reserve		\$0	Replacement reserve		\$0
	Total CA 24-04-2, Conway Homes		\$171,357	Total CA 24-04-2, Conway Homes		\$513,300
	CA 24.05, Diablo Homes			CA 24.05, Diablo Homes		
	Site Improvements		\$25,000	Site Improvements		\$0
	Dwelling Structures		\$50,000	Dwelling Structures		\$50,000
	Dwelling Equipment		\$0	Dwelling Equipment		\$0
	Non Dwelling Structures		\$0	Non Dwelling Structures		\$0
	Demolition		\$0	Demolition		\$0
	Replacement reserve		\$0	Replacement reserve		\$0
	Total CA 24-05, Diablo Homes		\$75,000	Total CA 24-05, Diablo Homes		\$50,000
		Subtotal of Estimated Cost	\$480,657		Subtotal of Estimated Cost	\$653,600

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Statement	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	Activities for Year : <u>2</u> FFY Grant: PHA FY: 2002			Activities for Year : <u>3</u> FFY Grant: PHA FY: 2003		
	CA 24-06, Conway Homes			CA 24-06, Conway Homes		
	Site Improvements		\$0	Site Improvements		\$0
	Dwelling Structures		\$326,000	Dwelling Structures		\$460,000
	Dwelling Equipment		\$0	Dwelling Equipment		\$0
	Non Dwelling Structures		\$0	Non Dwelling Structures		\$0
	Demolition		\$0	Demolition		\$0
	Replacement reserve		\$0	Replacement reserve		\$0
	Total CA 24-06, Conway Homes		\$326,000	Total CA 24-06, Conway Homes		\$460,000
	CA 24-07, Burton Homes			CA 24-07, Burton Homes		
	Site Improvements		\$20,000	Site Improvements		\$0
	Dwelling Structures		\$40,000	Dwelling Structures		\$294,100
	Dwelling Equipment		\$0	Dwelling Equipment		\$0
	Non Dwelling Structures		\$0	Non Dwelling Structures		\$10,000
	Demolition		\$0	Demolition		\$0
	Replacement reserve		\$0	Replacement reserve		\$0
	Total CA 24-07, Burton Homes		\$60,000	Total CA 24-07, Burton Homes		\$304,100

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year 1 FFY: 2001	Activities for Year : <u>2</u> FFY Grant: PHA FY: 2002			Activities for Year : <u>3</u> FFY Grant: PHA FY: 2003		
Statement	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	Administration			Administration		
	Non-Technical Salaries		\$50,000	45192		\$50,000
	Technical Salaries		\$85,000	109261		\$85,000
	Salaries (Modernization/Development)		\$20,000	0		\$20,000
	Benefits		\$61,677	49949		\$61,677
	Advertising		\$5,000	0		\$5,000
	Sundry Costs		\$40,000	41915		\$40,000
	Travel		\$25,000	0		\$25,000
	Total Administration		\$286,677	Total Administration		\$286,677
	Fees and Costs			Fees and Costs		
	Construction Inspection Costs		\$140,000	Construction Inspection Costs		\$84,240
	Architectural/Engineering Fees		\$50,000	Architectural/Engineering Fees		\$50,000
	Permit Fees		\$10,000	Permit Fees		\$10,000
	Sundry Planning		\$20,000	Sundry Planning		\$20,000
	Total Fees and Costs		\$220,000	Total Fees and Costs		\$164,240

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year 1 FFY: 2001	Activities for Year : <u> 2 </u> FFY Grant: PHA FY: 2002			Activities for Year : <u> 3 </u> FFY Grant: PHA FY: 2003		
Statement	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name Major Work Categories me/General Description of	Quantity	Estimated Cost
	Non Dwelling Equipment			Non Dwelling Equipment		
	Non-Dwelling Equipment (Community Building)		\$0	Non-Dwelling Equipment (Community Building)		\$0
	Computer Network Equipment		\$25,333	Computer Network Equipment		\$0
	Development Office Furniture and Equipment		\$0	Development Office Furniture and Equipment		\$0
	Resident Training Equipment (expendable)		\$20,000	Resident Training Equipment (expendable)		\$20,000
	Computer Work Stations		\$0	Computer Work Stations		\$0
	Computer Network/Software Upgrades		\$92,754	Computer Network/Software Upgrades		\$92,754
	Development Department Vehicle		\$0	Development Department Vehicle		\$15,000
	Upgrade Phone System County Wide		\$10,000	Upgrade Phone System County Wide		\$0
	Total Non-Dwelling Equipment		\$148,087	Total Non-Dwelling Equipment		\$127,754
	Relocation			Relocation		
	Relocation Costs		\$35,000	Relocation Costs		\$0
	Total Relocation		\$35,000	Total Relocation		\$0
	Contingency			Contingency		
	Contingency for construction		\$0	Contingency for construction		\$0
	Total Contingency		\$0	Total Contingency		\$0
		Subtotal of Estimated Cost	\$689,764		Subtotal of Estimated Cost	\$578,671

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1 FFY: 2001	Activities for Year : <u>4</u> FFY Grant: PHA FY: 2004			Activities for Year : <u>5</u> FFY Grant: PHA FY: 2005		
See Annual Statement	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	CA 24-01, Sierra Vista Homes			CA 24-01, Sierra Vista Homes		
	Site Improvements		\$351,581	Site Improvements		\$351,581
	Dwelling Structures		\$162,706	Dwelling Structures		\$162,706
	Dwelling Equipment		\$0	Dwelling Equipment		\$0
	Non Dwelling Structures		\$0	Non Dwelling Structures		\$0
	Demolition		\$0	Demolition		\$0
	Replacement reserve		\$0	Replacement reserve		\$0
	Total CA 24-01, Sierra Vista Homes		\$514,287	Total CA 24-01, Sierra Vista Homes		\$514,287
	CA 24-02, Tracy Homes			CA 24-02, Tracy Homes		
	Site Improvements		\$10,000	Site Improvements		\$10,000
	Dwelling Structures		\$8,000	Dwelling Structures		\$8,000
	Dwelling Equipment		\$0	Dwelling Equipment		\$0
	Non Dwelling Structures		\$0	Non Dwelling Structures		\$0
	Demolition		\$0	Demolition		\$0
	Replacement reserve		\$0	Replacement reserve		\$0
	Total CA 24-02, Tracy Homes		\$18,000	Total CA 24-02, Tracy Homes		\$18,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1 FFY: 2001	Activities for Year : <u>4</u> FFY Grant: PHA FY: 2004			Activities for Year : <u>5</u> FFY Grant: PHA FY: 2005			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	CA 24-3A, Mokelumne Manor			CA 24-3A, Mokelumne Manor			
	Site Improvements		\$20,200	Site Improvements		\$20,200	
	Dwelling Structures		\$6,000	Dwelling Structures		\$6,000	
	Dwelling Equipment		\$0	Dwelling Equipment		\$0	
	Non Dwelling Structures		\$0	Non Dwelling Structures		\$0	
	Demolition		\$0	Demolition		\$0	
	Replacement reserve		\$0	Replacement reserve		\$0	
		Total CA 24-3A, Mokelumne Manor		\$26,200	Total CA 24-3A, Mokelumne Manor		\$26,200

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year 1 FFY: 2001	Activities for Year : <u>4</u> FFY Grant: PHA FY: 2004			Activities for Year : <u>5</u> FFY Grant: PHA FY: 2005		
See Annual Statement	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	CA 24-3B, Mokelumne Manor			CA 24-3B, Mokelumne Manor		
	Site Improvements		\$2,500	Site Improvements		\$2,500
	Dwelling Structures		\$1,500	Dwelling Structures		\$1,500
	Dwelling Equipment		\$0	Dwelling Equipment		\$0
	Non Dwelling Structures		\$0	Non Dwelling Structures		\$0
	Demolition		\$0	Demolition		\$0
	Replacement reserve		\$0	Replacement reserve		\$0
	Total CA 24-3B, Mokelumne Manor		\$4,000	Total CA 24-3B, Mokelumne Manor		\$4,000
	CA 24-04-1, Sierra Vista Homes			CA 24-04-1, Sierra Vista Homes		
	Site Improvements		\$18,000	Site Improvements		\$18,000
	Dwelling Structures		\$47,500	Dwelling Structures		\$47,500
	Dwelling Equipment		\$0	Dwelling Equipment		\$0
	Non Dwelling Structures		\$0	Non Dwelling Structures		\$0
	Demolition		\$0	Demolition		\$0
	Replacement reserve		\$0	Replacement reserve		\$0
	Total CA 24-04-1, Sierra Vista Homes		\$65,500	Total CA 24-04-1, Sierra Vista Homes		\$65,500

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year 1 FFY: 2001	Activities for Year : <u>4</u> FFY Grant: PHA FY: 2004			Activities for Year : <u>5</u> FFY Grant: PHA FY: 2005		
See Annual Statement	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	CA 24-04-2, Conway Homes			CA 24-04-2, Conway Homes		
	Site Improvements		\$140,000	Site Improvements		\$140,000
	Dwelling Structures		\$250,000	Dwelling Structures		\$250,000
	Dwelling Equipment		\$0	Dwelling Equipment		\$0
	Non Dwelling Structures		\$0	Non Dwelling Structures		\$0
	Demolition		\$0	Demolition		\$0
	Replacement reserve		\$0	Replacement reserve		\$0
	Total CA 24-04-2, Conway Homes		\$390,000	Total CA 24-04-2, Conway Homes		\$390,000
	CA 24.05, Diablo Homes			CA 24.05, Diablo Homes		
	Site Improvements		\$28,400	Site Improvements		\$28,400
	Dwelling Structures		\$33,000	Dwelling Structures		\$33,000
	Dwelling Equipment		\$0	Dwelling Equipment		\$0
	Non Dwelling Structures		\$0	Non Dwelling Structures		\$0
	Demolition		\$0	Demolition		\$0
	Replacement reserve		\$0	Replacement reserve		\$0
	Total CA 24-05, Diablo Homes		\$61,400	Total CA 24-05, Diablo Homes		\$61,400
	Subtotal of Estimated Cost	\$520,900		Subtotal of Estimated Cost	\$520,900	

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year 1 FFY: 2001	Activities for Year : <u>4</u> FFY Grant: PHA FY: 2004			Activities for Year : <u>5</u> FFY Grant: PHA FY: 2005		
See Annual Statement	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	CA 24-06, Conway Homes			CA 24-06, Conway Homes		
	Site Improvements		\$117,000	Site Improvements		\$117,000
	Dwelling Structures		\$250,000	Dwelling Structures		\$250,000
	Dwelling Equipment		\$0	Dwelling Equipment		\$0
	Non Dwelling Structures		\$0	Non Dwelling Structures		\$0
	Demolition		\$0	Demolition		\$0
	Replacement reserve		\$0	Replacement reserve		\$0
	Total CA 24-06, Conway Homes		\$367,000	Total CA 24-06, Conway Homes		\$367,000
	CA 24-07, Burton Homes			CA 24-07, Burton Homes		
	Site Improvements		\$0	Site Improvements		\$0
	Dwelling Structures		\$37,500	Dwelling Structures		\$37,500
	Dwelling Equipment		\$0	Dwelling Equipment		\$0
	Non Dwelling Structures		\$0	Non Dwelling Structures		\$0
	Demolition		\$0	Demolition		\$0
	Replacement reserve		\$0	Replacement reserve		\$0
	Total CA 24-07, Burton Homes		\$37,500	Total CA 24-07, Burton Homes		\$37,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1 FFY: 2001	Activities for Year : <u>4</u> FFY Grant: PHA FY: 2004			Activities for Year : <u>5</u> FFY Grant: PHA FY: 2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	Administration			Administration		
	Non-Technical Salaries		\$50,000	45192		\$50,000
	Technical Salaries		\$85,000	109261		\$85,000
	Salaries (Modernization/Development)		\$20,000	0		\$20,000
	Benefits		\$61,677	49949		\$61,677
	Advertising		\$5,000	0		\$5,000
	Sundry Costs		\$40,000	41915		\$40,000
	Travel		\$25,000	0		\$25,000
	Total Administration		\$286,677	Total Administration		\$286,677
	Fees and Costs			Fees and Costs		
	Construction Inspection Costs		\$140,000	Construction Inspection Costs		\$140,000
	Architectural/Engineering Fees		\$50,000	Architectural/Engineering Fees		\$50,000
	Permit Fees		\$10,000	Permit Fees		\$10,000
	Sundry Planning		\$20,000	Sundry Planning		\$20,000
	Total Fees and Costs		\$220,000	Total Fees and Costs		\$220,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1 FFY: 2001	Activities for Year : <u>2</u> FFY Grant: PHA FY: 2004			Activities for Year : <u>3</u> FFY Grant: PHA FY: 2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	1408 Management Improvements			1408 Management Improvements		
	Program Services Coordinator	L/S	\$40,000	Program Services Coordinator	L/S	\$40,000
	Security Patrols	L/S	\$101,000	Security Patrols	L/S	\$100,000
	Community Policing Program	L/S	\$105,000	Community Policing Program	L/S	\$106,000
	Resident Job Training Program	L/S	\$50,000	Resident Job Training Program	L/S	\$50,000
	Resident Support Services	L/S	\$10,000	Resident Support Services	L/S	\$10,000
	MIS Staff Person/Consultant	L/S	\$62,355	MIS Staff Person/Consultant	L/S	\$62,355
	Strategic Plan/Authority Restructure	L/S	\$0	Strategic Plan/Authority Restructure	L/S	\$0
	Staff Training	L/S	\$55,000	Staff Training	L/S	\$55,000
	Resident Initiatives "team"	L/S	\$20,000	Resident Initiatives "team"	L/S	\$20,000
	Resident Education Program	L/S	\$15,000	Resident Education Program	L/S	\$15,000
	Resident Business Incubator (Development)	L/S	\$25,000	Resident Business Incubator (Development)	L/S	\$25,000
	Conversion to project based accounting	L/S	\$15,000	Conversion to project based accounting	L/S	\$15,000
	Update Policies/Procedures re: PHAS	L/S	\$10,000	Update Policies/Procedures re: PHAS	L/S	\$10,000
	Housing Management Tenant Relations Training	L/S	\$0	Housing Management Tenant Relations Training	L/S	\$0
	Agency Plan	L/S	\$25,000	Agency Plan	L/S	\$25,000
	Manager in Residency Program	L/S	\$20,000	Manager in Residency Program	L/S	\$20,000
	HR Department Implementation	L/S	\$20,000	HR Department Implementation	L/S	\$20,000
	Total 1408 Management Improvements		\$573,355	Total 1408 Management Improvements		\$573,355

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1 FFY: 2001	Activities for Year : <u>4</u> FFY Grant: PHA FY: 2004			Activities for Year : <u>5</u> FFY Grant: PHA FY: 2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	1408 Management Improvements			1408 Management Improvements		
	Program Services Coordinator	L/S	\$40,000	Program Services Coordinator	L/S	\$40,000
	Security Patrols	L/S	\$106,000	Security Patrols	L/S	\$106,000
	Community Policing Program	L/S	\$100,000	Community Policing Program	L/S	\$100,000
	Resident Job Training Program	L/S	\$50,000	Resident Job Training Program	L/S	\$50,000
	Resident Support Services	L/S	\$10,000	Resident Support Services	L/S	\$10,000
	MIS Staff Person/Consultant	L/S	\$62,355	MIS Staff Person/Consultant	L/S	\$62,355
	Strategic Plan/Authority Restructure	L/S	\$0	Strategic Plan/Authority Restructure	L/S	\$0
	Staff Training	L/S	\$55,000	Staff Training	L/S	\$55,000
	Resident Initiatives "team"	L/S	\$20,000	Resident Initiatives "team"	L/S	\$20,000
	Resident Education Program	L/S	\$15,000	Resident Education Program	L/S	\$15,000
	Resident Business Incubator (Development)	L/S	\$25,000	Resident Business Incubator (Development)	L/S	\$25,000
	Conversion to project based accounting	L/S	\$15,000	Conversion to project based accounting	L/S	\$15,000
	Update Policies/Procedures re: PHAS	L/S	\$10,000	Update Policies/Procedures re: PHAS	L/S	\$10,000
	Housing Management Tenant Relations Training	L/S	\$0	Housing Management Tenant Relations Training	L/S	\$0
	Agency Plan	L/S	\$25,000	Agency Plan	L/S	\$25,000
	Manager in Residency Program	L/S	\$20,000	Manager in Residency Program	L/S	\$20,000
	HR Department Implementation	L/S	\$20,000	HR Department Implementation	L/S	\$20,000
	Total 1408 Management Improvements		\$573,355	Total 1408 Management Improvements		\$573,355

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

Annual PHDEP Plan Table of Contents:

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

Section 1: General Information/History

- A. Amount of PHDEP Grant **\$265,593**
- B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R _____
- C. FFY in which funding is requested **2001**
- D. Executive Summary of Annual PHDEP Plan

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

The Housing Authority of the County of San Joaquin will provide a variety of activities designed to achieve the following goals:

- 1) Improve the quality of the public housing community by decreasing criminal activity occurring within the public housing communities;
- 2) Increase opportunities for residents to participate in quality programs designed to promote self-sufficiency; and
- 3) Increase overall participation in PHDEP activities.

E. Target Areas

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

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Conway Homes	436	1,629
Sierra Vista Homes	394	1,396
Tracy Homes	195	652

F. Duration of Program

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

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

G. PHDEP Program History

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

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	322,500	CA3D-DEP024-0195	0	N/A	N/A
FY 1996	N/A		N/A	N/A	N/A
FY 1997	322,500	CA3D-DEP024-0197	0	N/A	N/A
FY 1998	322,500	CA3D-DEP024-0198	0	N/A	N/A
FY 1999	236,436	CA3D-DEP024-0199	0	N/A	N/A
FY 2000	246,415	CA3D-DEP024-0100	0	N/A	N/A
FY 2001	265,593	CA3D-DEP024-0101	152,162.42	N/A	12/01

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

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

B. PHDEP Budget Summary

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

FY 2001 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	107,936
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	105,000
9170 - Drug Intervention	52,657
9180 - Drug Treatment	
9190 - Other Program Costs	
Total	265,593

A. PHDEP Plan Goals and Activities

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

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$107,936		
Goal(s)	Improve the quality of housing by decreasing the criminal activity occurring within the public housing community.						
Objectives	1. By 11/2002, the number of drug related arrests would have decreased by 5%. 2. Upon completion of the FY2001 grant, residents will indicate that their respective public housing communities are a safer place to live than one year ago. 3. Upon completion of the FY2001 grant, 5% fewer residents will report that they have witnessed an open-air drug market.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Provide community-policing services, which includes foot/bicycle patrols throughout the public housing communities served.			1/1/02	12/31/02	26,984	47,619	Reduction of drug related crimes.
2. Collect and analyze crime statistics for trends and develop an action plan to address negative trends.			1/1/02	12/31/02	26,984	47,619	Reduction of drug related crimes.
3. Provide dedicated officers with necessary equipment to conduct stakeouts and successfully weed out offenders.			1/1/02	12/31/02	26,984	47,619	Reduction of drug related crimes.
4. Community police officers will provide drug awareness educational activities for residents and youth.			1/1/02	12/31/02	26,984	47,619	Reduction of drug related crimes.

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

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

9140 - Security Personnel					Total PHDEP Funding: \$		
Goal(s)							
Objectives Proposed Activities: N/A	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators

9150 - Security Personnel					Total PHDEP Funding: \$		
Goal(s)							
Objectives Proposed Activities: N/A	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators

9160 - Drug Prevention					Total PHDEP Funding: \$ 105,000		
Goal(s)	Increase opportunities for residents to participate in quality programs designed to promote economic and social independence.						
Objectives	<ol style="list-style-type: none"> 1. By 11/2002, the Dept. of Parks & Recreation will expand programs resulting in a 5% increase in youth participating in programs. 2. By 11/2002, the Dept. of Parks & Recreation will have surveyed youth to determine the types of special training programs to implement. 3. By 4/2002, the Dept. of Parks & Recreation will have implemented special programs, capturing 40% of targeted youth. 4. By June 2002, 35% of all youth will be involved in a structured activity provided by the Dept. of Parks & Recreation. 5. Provide family support services or referrals to 60 individuals. 6. Provide mental health counseling services and referrals to 60 individuals. 7. Provide immigration/citizenship consultation services to 60 clients of operation. 8. Provide English as a Second Language (ESL) instruction to 60 individuals. 9. Conduct outreach contacts with 100% of the residents of targeted public housing community to provide information and education to increase participation in prevention classes, community events and community awareness workshops. 10. Facilitate access to appropriate health and human services for 200 residents. 11. Provide a minimum of 20 hours per week of prevention and intervention through individual, family, and group counseling and support groups. 12. Provide bi-monthly presentations and community awareness workshops to 360 participants of targeted public housing community. 						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Provide organized recreation program activities during prime social time by expanding program hours.	250	Youth	1/01/02	12/31/02	20,000	84,544	Increased program participation
2. The Dept. of Parks & Recreation will also conduct outreach and collaborate with other local service providers and churches to expand the variety of programs.	275	Youth	1/01/02	12/31/02	20,000	84,544	Increased program participation
3. Provide a variety of athletic events and leagues for boys and girls, including: soccer, flag football, basketball, volleyball, and special events that are competitive in nature, and enhance sportsmanship and fair play.	350	Youth	1/01/02	12/31/02	20,000	84,544	Increased program participation

3.Expose youth within the targeted areas to new and different recreation/educational experiences through field trips, and special events such as: swimming and swimming lessons, ice skating, Pixie Woods (Stockton's Children Park), San Francisco Golden Gate Park/Aquarium, Theater and Performing Arts, Children's Museum, Silver Lake Family Camp, professional athletic games, and snow trips.	160	Youth	1/01/02	12/31/02	20,000	84,544	Increased program participation
4. Provide drug prevention and education clubs, meetings, and workshops.	1,000	Youth	1/01/02	12/31/02	11,250		Increased program participation
5. Conduct outreach efforts a minimum of 40 hours.	2,000	Youth/Adults	1/01/02	12/31/02	11,250		Increased program participation
6. Provide education and referral services to: <ul style="list-style-type: none"> ▪ Substance abuse assessment and treatment, prenatal care, human services, prevention services, health services, and family planning services. ▪ Provide follow-up on referrals with emphasis on verification of appointments and identification of client problems and service needs. ▪ Provide transportation when client is unable to use the bus system. 			1/01/02	12/31/02	11,250	16,912	Increased program participation

<p>7. Conduct educational sessions that include qualified speakers when appropriate such as Delta Health Care, CMC, Male Involvement Program, District Attorney Office, PIC, including information on:</p> <ul style="list-style-type: none"> ▪ HIV/AIDS prevention strategies, risk reduction skills, communication, and community facility resource. ▪ Education opportunities, goal setting. ▪ Parenting. 			1/01/02	12/31/02	11,250		Increased program participation
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9170 - Drug Intervention				Total PHDEP Funding: \$ 33,479			
Goal(s)	Increase overall participation in PHDEP activities.						
Objectives	<ol style="list-style-type: none"> 1. By 2/2002, ensure that all prevention programs have been implemented. 2. By 7/2002, implement program changes based on semi-annual evaluation. 3. By 11/2002, 50 participants will be employed in full-time jobs. 						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Coordinate and monitor PHDEP activities.			1/01/02	12/31/02	52,657		Programs implemented
2. Collaborate with local resources to provide residents with comprehensive and quality programs.			1/01/02	12/31/02			Programs implemented
3. Provide follow up and referrals to families who require supportive services.			1/01/02	12/31/02			Programs implemented
4. Coordinate volunteer program.			1/01/02	12/31/02			Increase volunteer participation
5. Collect and analyze monthly reports from service providers to track and evaluate the effectiveness and efficiency of PHDEP activities.			1/01/02	12/31/02			Completed evaluation
6. Conduct resident satisfaction survey.			1/01/02	12/31/02			Completed survey

9180 – Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives Proposed Activities:	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
N/A							

9190 – Other Program Costs					Total PHDEP Funding: \$		
Goal(s)							
Objectives Proposed Activities:	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
N/A							

Section 3: Expenditure/Obligation Milestones

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

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	100%	107,936	100%	107,936
9120				
9130				
9140				
9150				
9160	100%	105,000	100%	105,000
9170	100%	52,657	100%	52,657
9180				
9190				
TOTAL		\$265,593		\$265,593

Section 4: Certifications

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