

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2001

**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: Imperial Valley Housing Authority

PHA Number: CA16P143

PHA Fiscal Year Beginning: 07/01/2001

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

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

A. Mission

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

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

IMPERIAL VALLEY HOUSING AUTHORITY
MISSION STATEMENT

The HOUSING AUTHORITY is the opportunity for cities and the county sharing regional area-wide housing problems to combine their resources and direct their efforts in a more concentrated manner toward the alleviation of such problems.

The HOUSING AUTHORITY, operating under federal, state and community mandates, has as its central purpose the development and administration of an adequate supply of housing for low income individuals and families in the County of Imperial.

The HOUSING AUTHORITY will not, on account of race, color, creed, sex, age, marital status, ancestry, physical handicap or national origin, deny any family the opportunity to live in a dwelling unit suitable to their needs in any project.

The HOUSING AUTHORITY is committed to offering a wide range of housing opportunities to its program participants and the freedom to choose the program that best meets their needs.

The HOUSING AUTHORITY is committed to maintaining a heterogeneous and integrated community and to meeting the needs of its residents. The dwelling units will be environmentally sound and energy efficient.

The HOUSING AUTHORITY will give due attention to planning considerations such as population density, open space, education, employment goals and crime prevention, which will improve the quality of life of our participants.

The HOUSING AUTHORITY will seek to compliment the private sector when providing housing for low-income families and the elderly.

The HOUSING AUTHORITY is committed to achieving this housing at a minimum cost to the county and the cities. Full use of federal, state and private funding is to be utilized.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

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

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:

- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements: SECURITY LIGHTING AND SECURITY SCREEN DOORS
 - 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

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

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
 - Objectives:

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

Other PHA Goals and Objectives: (list below)

PROGRESS IN MEETING THE 5-YEAR PLAN MISSION AND GOALS

GOAL: EXPAND THE SUPPLY OF ASSISTED HOUSING

Imperial Valley Housing Authority applied for and was awarded funding to 100 housing choice vouchers.

GOAL: IMPROVE THE QUALITY OF ASSISTED HOUSING

Imperial Valley Housing Authority has sent numerous employees to training to improve our PHAS and SEMAP scores. The Maintenance Staff with the responsibility of inspecting the units have attended UPCS training.

GOAL: INCREASE ASSISTED HOUSING CHOICES

We review our payments standards annually. Our payment standards are currently at 110%. We are in the process of gathering information to request an increase to 120%.

GOAL: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The CGP funds were used this past year to underground utilities and install additional security lighting in our complexes in Brawley and Imperial.

GOAL: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

The number of participants enrolled in our FSS Program has increased to 63, many of which are enrolled in training programs and are making deposits into escrow accounts.

GOAL: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

IVHA is currently soliciting bids to rehab nine units to have available accessible housing and we will provide reasonable accommodations to anyone making a written request. Also IVHA staff had Fair Housing training July 18, 2000 to ensure that our employees promote fair housing.

Annual PHA Plan
PHA Fiscal Year 2000
 [24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- 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
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures	Annual Plan: Grievance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	<input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service &

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
		Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

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	453	5	3	5	N/A	3	5
Income >30% but <=50% of AMI	348	5	3	4	N/A	3	4
Income >50% but <80% of AMI	451	5	3	4	N/A	3	3
Elderly	115	5	3	2	N/A	2	2
Families with Disabilities	N/A				N/A		
Race/Ethnicity	824	5	3	3	N/A	3	2
Race/Ethnicity	363	5	3	3	N/A	3	2
Race/Ethnicity	27	5	3	3	N/A	3	3
Race/Ethnicity	38	5	3	3	N/A	3	3

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

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: 1991 **Laurin & Associates**
- 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 type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	404		10%
Extremely low income <=30% AMI	21	5	
Very low income (>30% but <=50% AMI)	346	86	
Low income	23	6	

Housing Needs of Families on the Waiting List			
(>50% but <80% AMI)			
Families with children	309	76	
Elderly families	98	24	
Families with Disabilities	27	7	
Race/ethnicity	375 Hispanic	93	
Race/ethnicity	26 White	6	
Race/ethnicity	2 Black	1	
Race/ethnicity	1 Other	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	117	29	12
2 BR	161	40	25
3 BR	58	14	14
4 BR	33	6	3
5 BR	4	1	1
5+ BR	6	1	1
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Partially; some projects open If yes: How long has it been closed (# of months)? 6 months. Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

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
Waiting list total	411		10%
Extremely low income <=30%	31	8	

Housing Needs of Families on the Waiting List			
AMI			
Very low income (>30% but <=50% AMI)	385	92	
Low income (>50% but <80% AMI)	-0-		
Families with children	325	79	
Elderly families	78	19	
Families with Disabilities	28	9	
Race/ethnicity	384 Hispanic	93	
Race/ethnicity	19 White	5	
Race/ethnicity	8 Black	2	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input type="checkbox"/> Yes Partially; some projects open If yes: How long has it been closed (# of months)? 6 months. Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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
Market flat rents to working families

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	739,378	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
b) Public Housing Capital Fund	1,372,034	PH Capitol Improvements
c) HOPE VI Revitalization	-0-	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	6,421,368	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	125,548	Public Housing supportive services- Youth Drug Prevention
g) Resident Opportunity and Self-Sufficiency Grants	-0-	
h) Community Development Block Grant	-0-	Public Housing Supportive Services
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below) PHDEP	117,000	
3. Public Housing Dwelling Rental Income	1,245,132	PH Operations
4. Other income (list below)		
INTEREST	82,145	PA Operations
LAUNDRY ROOM	1,000	PA Operations
4. Non-federal sources (list below)		
Total resources	10,103,605	

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) At the time of application and submittal of required documents.
- 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) Satellite Office & by mail.
- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**
1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
 - Overhoused
 - Underhoused
 - Medical justification

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) Persons not being assisted by other types of housing assistance.

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.

Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below) Families not receiving housing assistance.

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

- a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
- d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below) Secondary office or by mail.

(3) Search Time

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

If yes, state circumstances below:

If participant documents diligent search for housing or ADA special needs.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
Families not receiving any other type of housing assistance.

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.

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)

Notices to specific agencies-

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

- For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families
 Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

- c. If the payment standard is higher than FMR, why has the PHA chosen this level?
(select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - Reflects market or submarket
 - To increase housing options for families
 - Other (list below)
- d. How often are payment standards reevaluated for adequacy? (select one)
- Annually
 - Other (list below)
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- Success rates of assisted families
 - Rent burdens of assisted families
 - Other (list below)

(2) Minimum Rent

- a. What amount best reflects the PHA's minimum rent? (select one)
- \$0
 - \$1-\$25
 - \$26-\$50
- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

The governing body for the Imperial Valley Housing Authority is a 15 member Board of Commissioners. The Executive Director reports to the Board and four Deputy Executive Directors of Housing Development, Finance and Operations report to the Executive Director. Also the Executive Secretary reports to the Executive Director. The functions of the Executive Director are divided into five sections: Administration, Finance, Housing, Operations and Development.

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	511	12%
Section 8 Vouchers	1228	12%
Section 8 Certificates	172	12%
Section 8 Mod Rehab	41	12%
Special Purpose Section 8 Certificates/Vouchers (list individually)	Aftercare 25 Disabled 49	12%
Public Housing Drug Elimination Program (PHDEP)	110	10%
Other Federal Programs(list individually)		
USDA Farmworker USDA Family	94 44	12%

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)

Administrative Plan, Safety & Crime Prevention, Community Service
Self-Sufficiency, Accounting Manual, Graffiti Policy

Interior/Exterior Painting Policy, Preventive Maintenance Schedule
Priority Codes, Work Order Completion Standards
Safety Belt Policy, Uniform Policy, Vacancy Checklist
Pest Control Policy, Annual Housing Inspection Policy
Pet Policy, Capitalization Policy, Vehicle Use Policy
Personnel Policy

(2) Section 8 Management: (list below)

Administrative Plan	Capitalization Policy
Accounting Manual	Vehicle Use Policy
Personnel Policy	

6. PHA Grievance Procedures

[24 CFR Part 903.79 (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)
Satellite Office in El Centro, California, County of Imperial

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)
Satellite 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 at Attachment (state name)

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)
Numbers are available in the CGP Draft

**PHA Plan
Table Library**

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

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Imperial Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16P143501-01 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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	-0-			
2	1406 Operations	-0-			
3	1408 Management Improvements Soft Costs	-0-			
	Management Improvements Hard Costs	-0-			
4	1410 Administration	137,200.00			
5	1411 Audit	-0-			
6	1415 Liquidated Damages	-0-			
7	1430 Fees and Costs	65,800.00			
8	1440 Site Acquisition	-0-			
9	1450 Site Improvement	579,034.00			
10	1460 Dwelling Structures	140,000.00			

11	1465.1 Dwelling Equipment-Nonexpendable	-0-			
12	1470 Nondwelling Structures	450,000.00			
13	1475 Nondwelling Equipment	-0-			
14	1485 Demolition	-0-			
15	1490 Replacement Reserve	-0-			
16	1492 Moving to Work Demonstration	-0-			
17	1495.1 Relocation Costs	-0-			
18	1499 Development Activities	-0-			

Capital Fund Program Tables Page 1

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Imperial Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16P143501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency	-0-			

		1,372,034.00			
	Amount of Annual Grant: (sum of lines.....)	-0-			
	Amount of line XX Related to LBP Activities	-0-			
	Amount of line XX Related to Section 504 compliance	-0-			
	Amount of line XX Related to Security – Soft Costs	-0-			
	Amount of Line XX related to Security – Hard Costs	67,000.00			
	Amount of line XX Related to Energy Conservation Measures	16,000.00			
	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: Imperial Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16P143502-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		D ev. Acct. No.	Qu antity	Total Estimated Cost	Total Actual Cost	Status of Work

Killingsworth	Site Improvements: Parking, Lighting,		1450	12	140,000.0 0				
Homes/ 143-23	Walkways, Fencing, Grading								
	Dwelling Improvements: Entry Arbor,		1460	12	107,000.0 0				
	Plaster, Windows, Security Screen Doors								
Westmorland	Site Improvements: Mow Strips,		1450	35	267,000.0 0				
Homes/ 143-24	Drying pads, Fencing, Grading								
	Security Screen Doors		1460	35	21,000.00				
Winter Garden	Site Improvements: Fencing,		1450	20	172,034.0 0				
Homes/ 143-27	Mow Strips, Drying pads, Grading								
	Security Screen Doors		1460	20	12,000.00				
Eastern Ave.									
Homes/ 143-21	Renovation on Existing Office to Community Service Use		1470	1	450,000.0 0				Previously
									HUD
									approved
									work Item
									that had
									been
									postponed

Capital Fund Program Tables Page 3

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

PHA Name: Imperial Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16P143501-01 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
PHA-Wide Administration	A) Program Administration		1410		81,368.00			
	B) Contract Administration		1410		51,182.00			
	C) Clerical		1410		4,650.00			
PHA-Wide Fees and Costs	A) Architect		1430		62,300.00			
	B) Publication		1430		3,500.00			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Imperial Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16P143501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	O Original	Revised	Actual	Original	Revised	Actual	
Killingsworth Homes							
143-23	3-31-2003			9-30-2004			
Westmorland Homes							
143-24	3-31-2003			9-30-2004			
Winter Garden Homes							
143-27	3-31-2003			9-30-2004			

Eastern Avenue Homes							
143-21	3- 31-2003			9-30-2004			
PHA-Wide							
Administration	3- 31-2003			9-30-2004			
PHA-Wide							
Fees and Costs	3- 31-2003			9-30-2004			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Imperial Valley Housing Authority				<input checked="" 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: 2002 PHA FY:	Work Statement for Year 3 FFY Grant: 2003 PHA FY:	Work Statement for Year 4 FFY Grant: 2004 PHA FY:	Work Statement for Year 5 FFY Grant: 2005 PHA FY:

143-10/El Centro Homes	Annual Statement	220,500.00	-0-	155,000.00	-0-	
143-11/Fairfield Homes		400,000.00	25,000.00	175,000.00	-0-	
143-12/Green Gables		188,000.00	55,000.00	90,000.00	-0-	
143-13/Orangewood		16,000.00	-0-	326,000.00	-0-	
143-14/680 Brighton		-0-	-0-	20,000.00	15,500.00	
143-15/580 Brighton		-0-	-0-	20,000.00	15,500.00	
143-16/Comercial		-0-	-0-	23,000.00	17,500.00	
143-17/Barbara Worth		-0-	-0-	30,500.00	85,500.00	
143-18/Calexico Homes		12,500.00	87,500.00	-0-	24,000.00	
143-19/Mesa Vista Homes		-0-	105,000.00	-0-	107,000.00	
143-20/Sol Vista Homes		162,000.00	42,000.00	-0-	-0-	
143-21/Eastern Ave.		73,800.00	60,000.00	-0-	456,500.00	
143-22/Brawley Homes		12,500.00	87,500.00	26,800.00	130,000.00	
143-23/Killingsworth Hms.		-0-	42,000.00	-0-	36,000.00	
143-24/Westmorland Hms.		-0-	317,500.00	80,000.00	175,000.00	
143-25/Robert Reese		7,500.00	-0-	175,000.00	-0-	
143-26/Bonita Homes		-0-	70,000.00	-0-	-0-	
143-27/Winter Garden		-0-	200,000.00	-0-	60,000.00	
Operations			52,034.00	52,034.00	39,034.00	30,034.00
Management Improvement			-0-	-0-	-0-	-0-
Administration		137,200.00	137,200.00	137,200.00	137,200.00	

Nondwelling Struc./Equip.		25,000.00	25,000.00	10,000.00	25,000.00
Other		65,000.00	66,300.00	64,500.00	60,300.00
Total CFP Funds (Est.)		1,372,034.00	1,372,034.00	1,372,034.00	1,372,034.00
Total Replacement Housing Factor Funds					

Capital Fund Program Tables Page 6

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

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2002 PHA FY: 2001			Activities for Year : <u>3</u> FFY Grant: 2003 PHA FY: 2002		
See Annual Statement	143-10 El Centro Homes Security Screen Doors Shade Structures	21 21	10,500.00 210,000.00	143-11 Fairfield Homes Security Screen Doors	50	25,000.00
	143-11 Fairfield Homes Foundation Repair Overlay Flooring	25 50	300,000.00 100,000.00	143-12 Green Gables Concrete Drying Pads	17	55,000.00
	143-12 Green Gables Security Screen Doors Shade Structures	36 17	18,000.00 170,000.00	143-18 Calexico Homes Remove Wall Heaters Replace Air Conditioning	25	87,500.00
	143-13 Orangewood Homes Security Screen Doors	35	16,000.00	143-19 Mesa Vista Homes Remove Wall Heaters Replace Air Conditioning	30	105,000.00
	143-18 Calexico Homes Security Screen Doors	25	12,500.00	143-20 Sol Vista Homes Remove Wall Heaters Replace Air Conditioning	12	42,000.00

	143-20 Sol Vista Homes Replace Windows Exterior Finish Playground Doors/Security Screen Doors	12 12 1 12	22,000.00 60,000.00 45,000.00 35,000.00	143-21 Eastern Avenue Homes Exterior Finish Repair	150	60,000.00
	143-21 Eastern Avenue Homes Security Screen Doors	150	73,800.00	143-22 Brawley Homes Remove Wall Heaters Replace Air Conditioning	25	87,500.00
	143-22 Brawley Homes Security Screen Doors	25	12,500.00	143-23 Killingsworth Homes Remove Wall Heaters Replace Air Conditioning	12	42,000.00
	143-25 Robert Reese Homes Security Screen Doors	15	7,500.00	143-24 Westmorland Homes Post Anchors/Shade Structures Security Screen Doors	30 35	300,000.00 17,500.00
				143-26 Bonita Homes Remove Wall Heaters Replace Air Conditioning	20	70,000.00
				143-27 Winter Garden Homes Shade Structures	20	200,000.00

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

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2002 PHA FY: 2001			Activities for Year : <u>3</u> FFY Grant: 2003 PHA FY: 2002		
See Annual Statement	PHA-WIDE Operations		52,034.00	PHA-WIDE Operations		52,034.00
	PHA-WIDE Administration: Salaries		137,200.00	PHA-WIDE Administration: Salaries		137,200.00

	PHA-WIDE Nondwelling Struc. / Equip. Landscaping Equipment		25,000.00	PHA-WIDE Nondwelling Struc. / Equip. Vehicle		25,000.00
	PHA-WIDE Fees and Costs:		65,000.00	PHA-WIDE Fees and Costs:		66,300.00

Capital Fund Program Tables Page

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

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 2004 PHA FY: 2003	Activities for Year : <u>5</u> FFY Grant: 2005 PHA FY: 2004
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See Annual Statement	143-10 El Centro Homes			143-14 680 Brighton		
	Soil Alkaline Mitigation	21	105,000.00	Replace Air Conditioning	6	15,500.00
	Drying Pads	21	50,000.00			
	143-11 Fairfield Homes			143-15 580 Brighton		
	Remove Wall Heaters	50	175,000.00	Replace Air Conditioning	6	15,500.00
	Replace Air Conditioning					
	143-12 Green Gables			143-16 Commercial		
	Remove Wall Heaters	36	90,000.00	Replace Air Conditioning	7	17,500.00
	Replace Air Conditioning					
	143-13 Orangewood Homes	35	192,000.00	143-17 Barbara Worth Homes	9	36,000.00
	Roofing System	35	80,000.00	Roofing	9	49,500.00
	Replace Air Conditioning	35	54,000.00	Replace Air Conditioning		
	Drying Pads					
	143-14 680 Brighton			143-18 Calexico Homes		
	Security Screen	6	15,000.00	Site Water Valves	25	24,000.00
	Doors/Lighting	6	5,000.00			
	Roofing					
	143-15 580 Brighton			143-19 Mesa Vista Homes		
	Security Screen	6	15,000.00	Roofing	30	90,000.00
	Doors/Lighting	6	5,000.00	Entry Doors	30	17,000.00
	Roofing					
	143-16 Commercial			143-21 Eastern Avenue Homes	150	381,500.00
	Security Screen	7	17,500.00	Upgrade A/C-Heating Systems	150	75,000.00
	Doors/Lighting	7	5,500.00	Entry Doors		
	Roofing					

143-27 Barbara Worth Homes	9	10,500.00	143-22 Brawley Homes	24	80,000.00
Security Screen	9	20,000.00	Parking Improvements	24	50,000.00
Doors/Lighting			Soil Erosion Mitigation		
Soil Erosion Mitigation					
143-22 Brawley Homes	25	26,800.00	143-23 Killingsworth Homes	12	36,000.00
Utility Meter Enclosure			Roofing		
143-24 Westmorland Homes	35	80,000.00	143-24 Westmorland Homes	35	175,000.00
Water/Sewer Lines			Roofing		
143-25 Robert Reese Homes	15	50,000.00	143-27 Winter Garden Homes	20	60,000.00
Landscape Sprinkler System	15	75,000.00	Roofing		
Parking Improvements	15	50,000.00			
Roofing					

Capital Fund Program Tables Page 9

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

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 2004 PHA FY: 2003			Activities for Year : <u>5</u> FFY Grant: 2005 PHA FY: 2004		
See Annual Statement	PHA-WIDE Operations		39,034.00	PHA-WIDE Operations		30,034.00
	PHA-WIDE Administration: Salaries		137,200.00	PHA-WIDE Administration: Salaries		137,200.00

	PHA-WIDE Nondwelling Struc. / Equip. Maintenance Equipment		10,000.00	PHA-WIDE Nondwelling Struc. / Equip. Maintenance Truck		25,000.00
	PHA-WIDE Fees and Costs:		64,500.00	PHA-WIDE Fees and Costs:		60,300.00

Capital Fund Program Tables Page 1

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Imperial Valley Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA16P143-501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2000
 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	-0-			
2	1406 Operations	-0-			
3	1408 Management Improvements Soft Costs	-0-			
	Management Improvements Hard Costs	25,000.00		-0-	-0-
4	1410 Administration	134,176.00		134,176.00	-0-
5	1411 Audit	-0-			
6	1415 Liquidated Damages	-0-			
7	1430 Fees and Costs	65,679.00		65,679.00	-0-
8	1440 Site Acquisition	-0-			
9	1450 Site Improvement	858,164.00		-0-	-0-
10	1460 Dwelling Structures	258,750.00		-0-	-0-
11	1465.1 Dwelling Equipment-Nonexpendable	-0-			
12	1470 Nondwelling Structures	-0-			
13	1475 Dondwelling Equipment	-0-			
14	1485 Demolition	-0-			
15	1490 Replacement Reserve	-0-			

16	1492 Moving to Work Demonstration	-0-			
17	1495.1 Relocation Costs	-0-			
18	1499 Development Activities	-0-			

Capital Fund Program Tables Page 1

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

PHA Name: Imperial Valley Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA16P143501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12-31-2000 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency	-0-			
	Amount of Annual Grant: (sum of lines.....)	1,341,769.00		199,855.00	
	Amount of line XX Related to LBP Activities	50,000.00			
	Amount of line XX Related to Section 504 compliance	-0-			
	Amount of line XX Related to Security – Soft Costs	-0-			
	Amount of Line XX related to Security – Hard Costs	110,000.00			
	Amount of line XX Related to Energy Conservation Measures	56,250.00			
	Collateralization Expenses or Debt Service	-0-			

Capital Fund Program Tables Page 2

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages							
PHA Name: Imperial Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16P143501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		D ev. Acct. No.	Qu antity	Total Estimated Cost	Total Actual Cost	Status of Work

Mesa Vista Homes/ 143-19	Site Improvements: Underground Utilities, Walkways, Landscaping, Parking Improvements		1450	30	600,164.0 0				Project being designed
	Dwelling Structures: Windows, Security Screen Doors, Stucco		1460	30	121,750.0 0				
Bonita Homes / 143-27	Site Improvements: Utilities, Parking, Walkways, Landscaping, Fencing		1450	20	258,000.0 0				Project being designed
	Dwelling Structures: Windows, Fascia, Security Screen Doors, Stucco		1460	20	137,000.0 0				
PHA-Wide Administration	A) Program Administration B) Contract Administration C) Clerical		1410		134,176.0 0		134,176.0 0		
PHA-Wide Fees and Costs	A) Architects Fees B) Publication Costs		1430		65,679.00		65,679.00		
PHA-Wide Management Improvements	Quality Management Training: Customer Service, Sensitivity, Conflict Resolution		1408		25,000.00				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule					
PHA Name: Imperial Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA143-501-00 Replacement Housing Factor Grant No:		Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates		

	O riginal	Revised	Actual	Original	Revised	Actual	
Mesa Vista Homes 143-19	3/31/2002			9/30/2003			
Bonita Homes / 143- 26	3/ 31/2002			9/30/2003			
PHA-Wide Administration	3/ 31/2002		12/31/00	9/30/2003			
PHA-Wide Fees and Costs	3/ 31/2002		12/31/00	9/30/2003			
PHA-Wide Management Improvements	3/ 31/2002			9/30/2003			

COMPREHENSIVE GRANT PROGRAM

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Imperial Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16P143-707-99 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2000 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CGP Funds	-0-			
2	1406 Operations	-0-			
3	1408 Management Improvements Soft Costs	-0-			

	Management Improvements Hard Costs	25,000.00	-0-	-0-	-0-
4	1410 Administration	141,777.00	141,777.00	141,777.00	-0-
5	1411 Audit	-0-			
6	1415 Liquidated Damages	-0-			
7	1430 Fees and Costs	117,329.00	92,210.51	92,210.51	92,210.51
8	1440 Site Acquisition	-0-			
9	1450 Site Improvement	1,072,833.27	1,147,951.76	1,147,951.76	932,653.73
10	1460 Dwelling Structures	35,830.73	35,830.73	35,830.73	35,830.73
11	1465.1 Dwelling Equipment-Nonexpendable	-0-			
12	1470 Nondwelling Structures	-0-			
13	1475 Dondwelling Equipment	25,000.00	-0-	-0-	-0-
14	1485 Demolition	-0-			
15	1490 Replacement Reserve	-0-			
16	1492 Moving to Work Demonstration	-0-			
17	1495.1 Relocation Costs	-0-			
18	1499 Development Activities	-0-			

Capital Fund Program Tables Page 1

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Imperial Valley Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA16P143707-99 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12-31-2000
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency	-0-			
	Amount of Annual Grant: (sum of lines.....)	1,417,770.00	1,417,770.00	1,417,770.00	1,060,694.97
	Amount of line XX Related to LBP Activities	-0-			
	Amount of line XX Related to Section 504 compliance	-0-			
	Amount of line XX Related to Security – Soft Costs	-0-			
	Amount of Line XX related to Security – Hard Costs	86,000.00	86,000.00	86,000.00	86,000.00
	Amount of line XX Related to Energy Conservation Measures	-0-			
	Collateralization Expenses or Debt Service	-0-			

Capital Fund Program Tables Page 2

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages							
PHA Name: Imperial Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16P143707-99 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories		D ev. Acct. No.	Qu antity	Total Estimated Cost	Total Actual Cost	Status of Work

Eastern Ave. Homes Homes/ 143-21	Site Improvements: Underground Utilities, Walkways, Landscaping, Parking Improvements		1450	150	1,147,951.7 6		932,653.7 3		Work will be completed by May 15, 2001
	Dwelling Structures: Entry Arbors		1460	150	35,830.73		35,830.73		Fully Expended
PHA-Wide Administration	D) Program Administration E) Contract Administration F) Clerical		1410		141,777.00				Obligated 3/31/01
PHA-Wide Fees and Costs	C) Architects Fees D) Publication Costs		1430		92,210.51		92,210.51		Fully Expended
PHA-Wide Non Dwelling Equipment	HTVN Satellite System Ergonomic Office Equipment		1475						Items Postponed Funds Moved to 143-21
PHA-Wide Management Improvements	Computer Training Resident Training Program Development		1408						Items Postponed Funds Moved to 143-21

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule			
PHA Name: Imperial Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16P143-707-99 Replacement Housing Factor Grant No:	
		Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates

	O riginal	Revised	Actual	Original	Revised	Actual	
Eastern Ave. Homes 143-21	3/31/2001		3/30/99	9/30/2002			
PHA-Wide Administration	3/ 31/2001		3/31/2001	9/30/2002			Item obligated 3/31/2001
PHA-Wide Fees and Costs	3/ 31/2001		9/30/2000	9/30/2002		9/30/2000	
PHA-Wide Management Improvements							Items Postponed Funds Reprogrammed to 143- 21
PHA-Wide Non-Dwelling Equipment							Items Postponed Funds Reprogrammed to 143- 21

COMPREHENSIVE GRANT PROGRAM

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

PHA Name: Imperial Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16P143-706-98 Replacement Housing Factor Grant No:			Federal FY of Grant: 1998	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CGP Funds	-0-				
2	1406 Operations	-0-				
3	1408 Management Improvements Soft Costs	-0-				
	Management Improvements Hard Costs	-0-		-0-	-0-	
4	1410 Administration	113,214.00	55,589.15	55,589.15	55,589.15	
5	1411 Audit	-0-				
6	1415 Liquidated Damages	-0-				
7	1430 Fees and Costs	63,000.00	60,248.58	60,248.58	60,248.58	
8	1440 Site Acquisition	-0-				
9	1450 Site Improvement	956,665.00	1,017,041.27	1,017,041.27	1,017,041.27	
10	1460 Dwelling Structures	100,500.00	100,500.00	100,500.00	100,500.00	
11	1465.1 Dwelling Equipment-Nonexpendable	-0-				
12	1470 Nondwelling Structures	-0-				
13	1475 Nondwelling Equipment	-0-		-0-	-0-	
14	1485 Demolition	-0-				
15	1490 Replacement Reserve	-0-				
16	1492 Moving to Work Demonstration	-0-				

17	1495.1 Relocation Costs	-0-			
18	1499 Development Activities	-0-			

Capital Fund Program Tables Page 1

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Imperial Valley Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA16P143706-98 Replacement Housing Factor Grant No:	Federal FY of Grant: 1998
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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	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	1,233,379.00	1,233,379.00	1,233,379.00	1,233,379.00
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security – Soft Costs				
	Amount of Line XX related to Security – Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Capital Fund Program Tables Page 2

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Imperial Valley Housing Authority			Grant Type and Number Capital Fund Program Grant No: CA16P143706-98 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		D ev. Acct. No.	Q uantity	Total Estimated Cost		Total Actual Cost		Status of Work
Eastern Ave. Homes Homes/ 143-21	Site Improvements: Site Utilities		1450	150	956,665.00	1,017,041.27	1,017,041.27	1,017,041.27	Funds Expended
	Dwelling Structures: Dwelling Improvements		1460	150	100,500.00	100,500.00	100,500.00	100,500.00	Funds Expended

PHA-Wide Administration	G) Program Administration H) Contract Administration		1410		113,214.00	55,589.15	55,589.15	55,589.15	Funds Expended
PHA-Wide Fees and Costs	E) Architects Fees F) Publication Costs		1430		63,000.00	60,248.58	60,248.58	60,248.58	Funds Expended

Capital Fund Program Tables Page 3

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Imperial Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16P143706-98 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	O Original	Revised	Actual	Original	Revised	Actual	
Eastern Ave. Homes 143-21	9/30/1999		9/30/1999	9/30/2001		12/31/2000	All Funds Fully Expended

PHA-Wide Administration	2/28/2000		6/30/1999	9/30/2001		9/30/2000	All Funds Fully Expended
PHA-Wide Fees and Costs	2/28/2000		6/30/1999	9/30/2001		3/31/2000	All Funds Fully Expended

Capital Fund Program Tables Page 4

COMPREHENSIVE GRANT PROGRAM

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Imperial Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16P143-705-97 Replacement Housing Factor Grant No:		Federal FY of Grant: 1997	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CGP Funds	-0-			

2	1406 Operations	116,012.00	116,012.00	116,012.00	116,012.00
3	1408 Management Improvements Soft Costs	-0-			
	Management Improvements Hard Costs	25,000.00	1,406.89	1,406.89	1,406.89
4	1410 Administration	116,013.00	116,013.00	116,013.00	116,013.00
5	1411 Audit	-0-			
6	1415 Liquidated Damages	-0-			
7	1430 Fees and Costs	51,646.61	51,647.00	51,647.00	51,647.00
8	1440 Site Acquisition	-0-			
9	1450 Site Improvement	668,020.55	691,613.27	691,613.27	691,613.27
10	1460 Dwelling Structures	183,429.84	183,429.84	183,429.84	183,429.84
11	1465.1 Dwelling Equipment-Nonexpendable	-0-			
12	1470 Nondwelling Structures	-0-			
13	1475 Nondwelling Equipment	-0-		-0-	-0-
14	1485 Demolition	-0-			
15	1490 Replacement Reserve	-0-			
16	1492 Moving to Work Demonstration	-0-			
17	1495.1 Relocation Costs	-0-			
18	1499 Development Activities	-0-			

Capital Fund Program Tables Page 1

Annual Statement/Performance and Evaluation Report		
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary		
PHA Name: Imperial Valley Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA16P143706-98 Replacement Housing Factor Grant No:	Federal FY of Grant: 1998

<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:			<input checked="" type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	1,160,122.00	1,160,122.00	1,160,122.00	1,160,122.00
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security – Soft Costs				
	Amount of Line XX related to Security – Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Capital Fund Program Tables Page 2

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Imperial Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16P143705-97 Replacement Housing Factor Grant No:				Federal FY of Grant: 1997			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		D ev. Acct. No.	Qu antity	Total Estimated Cost		Total Actual Cost		Status of Work
Eastern Ave. Homes Homes/ 143-21	Site Improvements		1450	150	668,020.00	691,613.27	691,613.27	691,613.27	Funds Expended
Westmorland Homes/ 143-24	Bathroom Renovation		1460	35	183,430.00	183,429.84	183,429.84	183,429.84	Funds Expended
PHA-Wide Operations			1406		116,012.00	116,012.00	116,012.00	116,012.00	Funds Expended
PHA-Wide Administration	I) Program Administration J) Contract Administration		1410		116,013.00	116,013.00	116,013.00	116,013.00	Funds Expended
PHA-Wide Fees and Costs	G) Architects Fees H) Publication Costs		1430		51,646.61	51,647.00	51,647.00	51,647.00	Funds Expended
PHA-Wide Management Imp.			1408		25,000.00	1,406.89	1,406.89	1,406.89	Funds Expended

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Imperial Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16P143705-97 Replacement Housing Factor Grant No:				Federal FY of Grant: 1997	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	O riginal	Revised	Actual	Original	Revised	Actual	
Eastern Ave. Homes 143-21	9/30/1999		9/30/99	12/31/2000		12/31/2000	All Funds Fully Expended
Westmorland Homes 43-24	9/30/1999		9/30/98	9/30/00		9/30/98	All Funds Fully Expended
PHA-Wide Administration	9/30/1999		9/30/99	9/30/00		9/30/00	All Funds Fully Expended

PHA-Wide Fees and Costs	9/30/1999		9/30/99	9/30/00		9/30/00	All Funds Fully Expended
PHA-Wide Management Imp.	9/30/1999		9/30/99	12/31/2000		12/31/2000	All Funds Fully Expended
				0		0	
PHA-Wide Operations	9/30/1999		9/30/99	9/30/00		9/30/00	All Funds Fully Expended

Capital Fund Program Tables Page 4

COMPREHENSIVE GRANT PROGRAM

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Imperial Valley Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA16P143-704-96 Replacement Housing Factor Grant No:			Federal FY of Grant: 1996	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CGP Funds	-0-			
2	1406 Operations	117,343.00	117,343.00	117,343.00	117,343.00
3	1408 Management Improvements Soft Costs	-0-			
	Management Improvements Hard Costs	25,000.00	23,388.13	23,388.13	23,388.13
4	1410 Administration	117,340.00	117,340.00	117,340.00	117,340.00

5	1411 Audit	-0-			
6	1415 Liquidated Damages	-0-			
7	1430 Fees and Costs	58,260.00	58,260.00	58,260.00	58,260.00
8	1440 Site Acquisition	-0-			
9	1450 Site Improvement	730,490.00	732,101.87	732,101.87	732,101.87
10	1460 Dwelling Structures	125,000.00	125,000.00	125,000.00	125,000.00
11	1465.1 Dwelling Equipment- Nonexpendable	-0-			
12	1470 Nondwelling Structures	-0-			
13	1475 Nondwelling Equipment	-0-		-0-	-0-
14	1485 Demolition	-0-			
15	1490 Replacement Reserve	-0-			
16	1492 Moving to Work Demonstration	-0-			
17	1495.1 Relocation Costs	-0-			
18	1499 Development Activities	-0-			

Capital Fund Program Tables Page 1

Annual Statement/Performance and Evaluation Report		
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary		
PHA Name: Imperial Valley Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA16P143706-98 Replacement Housing Factor Grant No:	Federal FY of Grant: 1998

<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	1,173,433.00	1,173,433.00	1,173,433.00	1,173,433.00
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security – Soft Costs				
	Amount of Line XX related to Security – Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Capital Fund Program Tables Page 2

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages		
PHA Name: Imperial Valley Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA16P143704-96 Replacement Housing Factor Grant No:	Federal FY of Grant: 1996

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
Eastern Ave. Homes/ 143-21	Site Improvements		1450	150	423,490.00	425,101.87	425,101.87	425,101.87	Funds Expended
Westmorland Homes/ 143-24	Bathroom Renovation		1460	35	71,000.00	71,000.00	71,000.00	71,000.00	Funds Expended
Sol Vista Homes 143-20	Site Improvements		1450	12	307,000.00	307,000.00	307,000.00	307,000.00	Funds Expended
	Dwelling Improvements		1460	12	54,000.00	54,000.00	54,000.00	54,000.00	Funds Expended
PHA-Wide Administration	K) Program Administration L) Contract Administration		1410		117,340.00	117,340.00	117,340.00	117,340.00	Funds Expended
PHA-Wide Fees and Costs	D) Architects Fees J) Publication Costs		1430		58,260.00	58,260.00	58,260.00	58,260.00	Funds Expended
PHA-Wide Management Imp.			1408		25,000.00	23,388.13	23,388.13	23,388.13	Funds Expended
PHA-Wide Operations			1406		117,343.00	117,343.00	117,343.00	117,343.00	Funds Expended

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Imperial Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16P143704-96 Replacement Housing Factor Grant No:				Federal FY of Grant: 1996	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Sol Vista Homes 143-20	9/30/1999		9/30/99	9/30/2000		9/30/2000	All Funds Fully Expended
Westmorland Homes 143-24	9/30/1999		9/30/1998	9/30/2000		3/31/2000	All Funds Fully Expended
Eastern Ave. Homes 143-21	9/30/1999		9/30/1999	9/30/2000	12/31/2000	12/31/2000	All Funds Fully Expended

PHA-Wide Administration	9/30/1999		9/30/1998	9/30/2000		12/30/1998	All Funds Fully Expended
PHA-Wide Fees and Costs	9/30/1999		9/30/1998	9/30/2000		12/31/1999	All Funds Fully Expended
PHA-Wide Management Imp.	9/30/1999		9/30/1999	9/30/2000	12/31/2000	12/31/2000	All Funds Fully Expended
PHA-Wide Operations	9/30/1999		9/30/1999	9/30/2000		3/31/2000	All Funds Fully Expended

Capital Fund Program Tables Page 4

Optional

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

1. Development name:

2. Development (project) number:

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

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Robert Reese Homes and Green Gables
1b. Development (project) number: CA16P143-012 and CA16P143-025
2. Designation type:
Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/>

Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
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)]

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. Yes 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)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

high performer status. **High performing PHAs** may skip to component 12.)

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 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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)
4-H			<i>Austin-Thomas Casa de Anza</i>	<i>Public Housing</i>
America Reads			<i>Austin-Thomas</i>	<i>Both</i>
Tutoring			<i>All Cities</i>	<i>Public Housing</i>
SOS				
Training-Employment		<i>Referral</i>	<i>IV ROP</i>	<i>Both</i>
		<i>Referral</i>	<i>WIB Board</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	6
Section 8	35	63

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

- Safety and security survey of residents

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

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

Brawley Homes CA16P143-022

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Reference attachment

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

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

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe) Self nomination approved by city councils & Board of Supervisors.

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list) Approved by majority vote of city councils and 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: State of California
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

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

- Other: (list below)

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

The State Department of Housing and Community Development (HCD) encourages the Imperial Valley Housing Authority to submit suggestions, improvements and additional objectives for consideration in State Consolidated Plan updates

D. Other Information Required by HUD

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

Public Housing Drug Elimination Program Plan

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

Annual PHDEP Plan Table of Contents:

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

Section 1: General Information/History

- A. Amount of PHDEP Grant \$ 175,000
- 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 program's continued plan and goal is to educate students and residents about the dangers of using drugs. After school tutoring is offered to students to improve on their academic and computer skills in order to help improve their self esteem and deter negative behaviors such as drugs and gangs. Monthly drug prevention meetings held in the various cities throughout Imperial Valley to further educate the importance of drug prevention. Educational fieldtrips used as incentives for students who participate in program. Partnership between community agencies and program to provide additional services and support to students and residents and encourage community pride and awareness.

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)
Imperial Valley/Seven Cities	511	175

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	\$245,000	CA16DEP1430195	0	GE	
FY 1996	\$250,000	CA16DEP1430196	0	GE	
FY 1997	\$153,300	CA16DEP1430197	0	GE	
FY1998	\$153,300	CA16DEP1430198	0		
FY 1999	\$112,390	CA16DEP1430199	\$72,000		09/30/01

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.

The program’s goals are to assist students in their academic skills, educate about the dangers and consequences of using drugs, and to assist residents in creating a safe and drug free environment. The program will work closely with students, residents, law enforcement agencies, schools, and community agencies to empower residents to create a network of resources. The program will keep records on student’s academics, community projects, monthly drug prevention conferences and educational activities.

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	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	\$175,000
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	\$175,000

C. PHDEP Plan Goals and Activities

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

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$ 0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$ 0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							

2.							
3.							

9130 - Employment of Investigators					Total PHDEP Funding: \$ 0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$ 0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$ 0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$ 175,000		
Goal(s)							
To educate students and residents about the dangers and consequences of using drugs. To assist students with their academics to improve their self-esteem and deter them from seeking and using drugs.							
Objectives							
To enroll students and parents into the Reaching for Success program to help them achieve these goals.							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. After school tutoring	115	175	10/01 /02	09/30/03	\$175,000	0	Students will increase their academic levels.

2. Drug Prevention	115	175	10/01/02	09/30/03	\$175,000	0	Students will be more knowledgeable and resilient to drugs.
3. Community Development	115	175	10/01/02	09/30/03	\$175,000	0	To empower students and residents to create a safe, drug free environment for themselves and their community.

9170 - Drug Intervention					Total PHDEP Funding: \$ 0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment	Total PHDEP Funding: \$ 0
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Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$ 0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Section 3: Expenditure/Obligation Milestones

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

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120				
9130				
9140				
9150				
9160		Activity 1,2,3		
9170				
9180				
9190				
TOTAL		\$ 175,000		\$ 175,000

Section 4: Certifications

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

Table Library

ATTACHMENT

PROGRESS IN MEETING THE 5-YEAR PLAN MISSION AND GOALS

GOAL: EXPAND THE SUPPLY OF ASSISTED HOUSING

Imperial Valley Housing Authority applied for and was awarded funding to 100 housing choice vouchers.

GOAL: IMPROVE THE QUALITY OF ASSISTED HOUSING

Imperial Valley Housing Authority has sent numerous employees to training to improve our PHAS and SEMAP scores. The Maintenance Staff with the responsibility of inspecting the units have attended UPCS training.

GOAL: INCREASE ASSISTED HOUSING CHOICES

We review our payments standards annually. Our payment standards are currently at 110%. We are in the process of gathering information to request an increase to 120%.

GOAL: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The CGP funds were used this past year to underground utilities and install additional security lighting in our complexes in Brawley and Imperial.

GOAL: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

The number of participants enrolled in our FSS Program has increased to 63, many of which are enrolled in training programs and are making deposits into escrow accounts.

GOAL: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

IVHA is currently soliciting bids to rehab nine units to have available accessible housing and we will provide reasonable accommodations to anyone making a written request.

Also IVHA staff had Fair Housing training July 18, 2000 to ensure that our employees promote fair housing.

ATTACHEMENT

Resident Advisory Board

The following is a list of the Imperial Valley Resident Advisory Board:

**Cesar Gonzalez
Shirley Childers
Lisa McKenzie**

ATTACHMENT

Resident Membership of the PHA Governing Board

Pursuant to California Health and Safety Code Section 34246, the Imperial Valley Housing Authority is governed by a Board of Commissioners that includes one (1) Resident Commissioner. The Resident Commissioner is appointed by the majority vote of the City and County Boards in the Imperial Valley Housing Authority area of operation. It is the policy of the Imperial Valley Housing Authority to rotate the Resident Commissioner from term to term so that tenants from the jurisdiction of our area have an opportunity to serve. The Resident Commissioner serves a two (2) year term

Cesar Gonzalez is the current Imperial Valley Housing Authority Resident Commissioner. Mr. Gonzalez's term is from March 30, 2001 – March 30, 2002.

ATTACHMENT

IMPLEMENTATION OF PUBLIC HOUSING RESIDENT COMMUNITY SERVICE REQUIREMENTS

1. *The public housing lease was changes effective January 1, 2001 to include the community service requirements.*
2. A written description of the service requirement was added to our “Admissions and Continued Occupancy Policy” and became effective January 1, 2001.
3. Written notice to the residents will be sent in the May 2001 billing. The residents were previously surveyed; however the implementation of the rule was postponed.
4. The local TANF agency has been approached about entering into a cooperative agreement with the housing authority. An agreement should be approved by July 1, 2001.
5. Participation in the following activities will fulfill the requirement:
 - a. Coaching or helping with children’s sport teams
 - b. Volunteer at a non-profit, i.e. place of worship, shelters
 - c. Tutoring for afterschool programs, Literacy Volunteers of America
 - d. Volunteer to help service clubs with their community projects
6. The process to cure noncompliance is stated the Admissions Policy. A lease will not be renewed unless the resident agrees to cure their noncompliance.

ATTACHMENT

SECTION 8 PHA PROJECT-BASED VOUCHERS

Providing Section 8 Project-Based Vouchers is an appropriate option for the Imperial Valley housing authority because tenant-based assistance is very limited within the payment standards which are at 110% of FMR and project-basing is needed to assure availability of units.

The Imperial Valley Housing Authority proposes to solicit 50 project-based applications from Census tracts 112 and 115 in the City of El Centro and 20 applications from Census Tract 104 in the City of Brawley.

ATTACHMENT

IMPERIAL VALLEY HOUSING AUTHORITY PET POLICY AND CONTRACT

The following rules govern the keeping of pets in and on properties owned and managed by the Imperial Valley Housing Authority.

Only elderly, handicapped or disabled tenants residing in senior low income housing units are permitted to keep pets in units that have no outside fenced area.

All pets must be registered with the Housing Authority. Tenants must receive a written permit to keep any animal on or about the premises whether or not the Tenant or others own the animal. This privilege may be revoked at any time, subject to the Housing Authority grievance procedure, if the animal becomes destructive, a nuisance or a safety hazard to other tenants, neighbors or staff, or if the tenant fails to comply with the following:

1. A maximum number of two pets are allowed, only one may be a dog or cat.
2. Permitted pets are domesticated dogs, cats, birds and fish (aquariums). Dogs and cats must weigh 25 pounds or less when they are full-grown. No reptiles are allowed.
3. Dogs are to be licensed yearly with the City or County, and tenants must show proof of yearly rabies shots.
4. No vicious or intimidating animals are allowed. This includes, but is not limited to Pit Bulls, Rotweillers, Dobermans, Chows and Boxers, or combinations with substantial traits of these breeds.
5. All cats and dogs must be spayed or neutered.

6. No pet may be kept in violation of state humane or health laws, or local ordinances.
7. Dogs and cats shall remain inside a tenant's unit or on the tenant's fenced property unless they are on a leash and directly controlled by an adult. Birds must be confined to a cage at all times.
8. Residents are to provide litter boxes for cat waste, which are to be kept in the unit. Tenant is not allowed to let waste accumulate. Residents are responsible for properly disposing of cat waste in container for trash provided by the Housing Authority.
9. Tenants are responsible for promptly cleaning up pet droppings, if any, outside of unit on Housing Authority property, and properly disposing of said droppings

Pet Policy and Contract Page 2

in container for trash provided by the Housing Authority. This includes tenant's yard.

10. Tenant shall take adequate precautions to eliminate any pet odors within or around unit and maintain unit in a sanitary condition at all times.
11. Tenant shall not permit any disturbance by their pet, which would interfere with the peaceful enjoyment of other tenants in their residences; whether by loud barking, howling, biting, scratching, chirping, odors, becoming vicious or intimidating or other disturbing activities.
12. If pets are left unattended for twenty-four (24) hours or more, the Housing Authority staff may enter to remove the pet and transfer it to the proper authorities subject to state law or local ordinances. The Housing Authority accepts no responsibility for the pet under such circumstances.
13. Tenants shall not alter their unit, patio or yard to create an enclosure for an animal.
14. Tenant is responsible for all damages including cost of fumigation if their pets cause the need for fumigation.
15. Tenants are prohibited from feeding stray animals. The feeding of stray animals shall constitute having a pet without permission of the Housing Authority.

16. Tenant shall pay a damage deposit for each animal as follows: a dog \$50, a cat \$25, a fish or bird none. This deposit shall be paid in advance or when the pet is accepted. This deposit is refundable if no damage is done, as verified by the Housing Authority staff, after tenant disposes of the pet(s) or moves.

17. All of the rules contained in this contract are a material part of the Tenant lease agreement. A violation of any rule contained in this contract shall constitute “good cause” for eviction. Instead of eviction for violation of these rules, the Housing Authority, at its discretion, may impose a lesser sanction such as requiring Tenant at Tenant’s own expense to get rid of the pet.

18. Tenants must identify alternate custodian for pet in the event of tenant illness or other absence from unit.

Pet Policy and Contract Page 3

I have received permission from the Housing Authority to keep a pet(s) in my residence as a tenant of the Housing Authority.

I have read and fully understand the rules and regulations in regard to this privilege and will abide by it.

My alternate pet custodian is:

Name: _____

Address: _____

Phone #: _____

Kind of pet: _____ Male _____ Female _____

Date Spayed or neutered _____

Date of Rabies Shot _____

License Number _____ Date of License _____

Licensing Agency _____

Deposit _____ Date Paid _____

Housing Authority staff signature

Date

Tenant signature

Date

Address _____

Telephone Number _____