

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

HousingAuthorityoftheCountyofMonterey
File#CA033V02

PHAPlans

5YearPlanforFiscalYears2001 -2005
AnnualPlanforFiscalYear2002

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: Housing Authority of the County of Monterey

PHANumber: CA033V02

PHAFiscalYearBeginning: (07/2002)

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHAF ISCAL YEARS 2001 -2005
 [24CFRPart903.5]

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: *"To provide, administer and encourage quality affordable housing and related services to eligible residents of Monterey County."*

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space 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: *"As capacity allows and funding allow to promote integrating partnership to promote self-sufficiency and asset development of families and individuals."*
- PHA Goal: Improve the quality of assisted housing
 Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate one effort to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
Improve Capital Planning and Property Management Reporting.
 - Renovate or modernize public housing units:

- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)
"Dispose of public housing which is financially unfeasible."

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards *(if possible)*
- Implement voucher down payment assistance home ownership program:
- Implement public housing or other home ownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers: *"Marginal unit only"*
- Other: *"Implement Project Based Section 8 Housing Choice Voucher Program"*

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)
"Analyze crime and determine site needs based upon analysis of crimes at sites."

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)
“Access the services of Central Coast Center for Independent Living and John XXIII Aids Ministry to increase services for elderly or families with disabilities.”

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)

AnnualPHAPlan
PHAFiscalYear2001
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79®]

MISSIONSTATEMENT

*“Toprovide,administerandencouragequalityaffordablehousingandrelatedservices
toeligibleresidentsofMontereyCounty.”*

OurMissionStatementdescribesthepathwetaketoachieveourgoals.Our
objectivesarestatementsof howtheHousingAuthorityoftheCountyofMonterey
(HACM)planstoachieveitsmission.Morespecifically,objectivesaregoals,
measurablestepsthatprovideguidestohelpaccomplishtheobjectives.

HOUSINGAUTHORITYOFTHECOUNTYOFMONTEREY
5-YEAR PLANOBJECTIVESANDSUMMARIES

1. **Continuetoperformmissionstatement:** Themonthlyqualityreviewson
missionaccomplishmentscontinueswithacknowledgedsuccessfromtheBoard
ofCommissioners;Wecontinuetoupdateandvalidateourreorganizationplan
andworkloadefficiencyhasincreasedaboveourexpectations;Thecontinued
monthlymanagementbudgetreviewmeetingshavegivenusatrendtowards
optimumfiscallefficiency;Continuedreview/analysisof5YearPlantoinclude
ConsolidatedHousingPlansaswellasestablishingarelationshipwithCounty
SocialServicesandothersupportagenciesandnon -profitsforjointplanshave
resultedinnewjointdevelopments;Wehavestartedtheprocessofestablishinga
formaltrainingprograminMaintenanceandForce-Accountstaff;andthe
DevelopmentDepartmentisstaffedandprogrammedtogrowwith17projectsin
variousstagesfromplanningtoexecution.

2. **Fiscal Stability:** Fiscal Stability is now a reality –planning for continued fiscal stability is now in progress; HACM will increase its asset base by 10% in 5 years –we may exceed the estimate within 2 years; Reaching operational efficiency where operational revenue exceeds expenditures without using other funds to offset operational losses is becoming a reality –we continue grant and alternative funding research and applications with over a 90% success rate. We are becoming entrepreneurial in fiscal funding growth.

3. **Housing and support programs become self-sufficient as a whole:** We continue to review all programs and reduce operational costs while maintaining current standards of Quality of Life/Services and minimize losses of losing programs and find ways to make those programs fiscally viable through mixed housing funding programs –our audit clearly shows we are succeeding; New developments/programs go through the strictest analysis through the development staff and insure fiscal long term supportability. We are in the planning process of a demolition and rebuild plan of our most costly and obsolete complex, Rippling River, to make it cost effective. We will enter into mixed-income/mixed-use developments, as well as, workforce housing to make housing affordable. Homeownership programs and counseling will become part of the whole economic progression program.

4. **Continued evaluation of goals:** Formalize team management is happening and we are maximizing staff participation in continued evaluation of Goals. Strategic Plans are proving dynamic and we are adjusting yearly; The 5 Year Plan is a working document and leadership and teaming relationships are enhancing the process for continued goal analysis and improvements. Enterprise foundation will assist board to develop a new Strategic Plan for the future.

5. **Technological improvements/new and upgrades:** We are continually maintaining and upgrading as required with latest technological improvements to increase operational efficiency that is essential for long-term cost reductions as well as improve customer service. Cost reductions are evident through our audits.

In summary, we have met our annual year objectives and goals of our 5 Year Plan. In many areas we have not only succeeded, but also exceeded our plans and I am proud of this PHA staff for getting refocused and reenergized on the mission. Each day we begin with new beginnings.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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

Table of Contents

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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 filename in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration
- FY2002 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 (Attachment1)
- FY2002 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan (N/A)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, provide each attachment name)
 - Pet Ownership in Public Housing **Attachment2**
 - Membership of the Resident Advisory Board **Attachment3**
 - Resident Membership of the PHA Governing Board **Attachment4**
 - Section 8 Project Based Voucher Program **Attachment5**
 - Section 8 Homeownership Capacity Statement **Attachment6**
 - Public Housing Asset Management Table **Attachment7**
 - Assessment of Site -Based Waiting List **Attachment8**

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 with	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	local jurisdictionstoimplementanyofthejurisdictions' initiatives toaffirmativelyfurtherfairhousingthatrequire thePHA's involvement.	
X	ConsolidatedPlanforthejurisdiction/sinwhichthePHAis located(whichincludestheAnalysisofImpedimentstoFair HousingChoice(AI))andanyadditionalbackupdatato supportstatementofhousingneedsinthejurisdiction	AnnualPlan: HousingNeeds
X	Mostrecentboard -approvedoperatingbudgetforthe public housingprogram	AnnualPlan: FinancialResources;
X	PublicHousingAdmissionsand(Continued)Occupancy Policy(A&O),whichincludestheTenantSelectionand AssignmentPlan[TSAP]	AnnualPlan:Eligibility, Selection,andAdmissions Policies
X	Section8AdministrativePlan	AnnualPlan:Eligibility, Selection,andAdmissions Policies
X	PublicHousingDeconcentrationandIncomeMixing Documentation: 1. PHAboardcertificationsofcom pliancewith deconcentrationrequirements(section16(a)oftheUS HousingActof1937,asimplementedinthe2/18/ 99 <i>QualityHousingandWorkResponsibilityActInitial Guidance;Notice</i> andanyfurtherHUDguidance)and 2. Documentationoftherequireddeco ncentrationand incomemixinganalysis	AnnualPlan:Eligibility, Selection,andAdmissions Policies
X	Publichousingrentdeterminationpolicies,includingthe methodologyforsettingpublichousingflatrents <input checked="" type="checkbox"/> checkhereifincludedin thepublichousing A&OPolicy	AnnualPlan:Rent Determination
X	Scheduleofflatrentsofferedateachpublichousing development <input checked="" type="checkbox"/> checkhereifincludedinthe publichousing A&OPolicy	AnnualPlan:Rent Determination
X	Section8rentdetermination(paymentstandard)policies <input checked="" type="checkbox"/> checkhereifincludedinSection8 AdministrativePlan	AnnualPlan:Rent Determination
X	Publichousingmanagementandmaintenancepolicy documents,includingpoliciesforthe prevent ionor eradicationofpestinfestation(includingcockroach infestation)	AnnualPlan:Operations andMaintenance
X	Publichousinggrievanceprocedures <input checked="" type="checkbox"/> checkhereifincludedinthe publichousing A&OPolicy	AnnualPlan:Grievance Procedures
X	Section8informalreviewandhearingprocedures <input checked="" type="checkbox"/> checkhereifincludedinSection8 AdministrativePlan	AnnualPlan:Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52 837) for the active grant year	Annual Plan: Capital Needs
Not Applicable	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs Not Applicable
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
Not Applicable	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs Not Applicable
In Process	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition. In Process
Not Applicable	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing. Not Applicable
Not Applicable	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 Not Applicable
In Process	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership Attachment 6
X	Policies governing any Section 8 Homeownership Down Payment Assistance program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self -Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self -Sufficiency
John XXIII	Most recent self -sufficiency (ED/SS, TOP or ROS Sorother residents services grant) grant program reports	Annual Plan: Community Service & Self -Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) 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 result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
Not Applicable	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs Not Applicable
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Fair Housing Plan	Annual Plan

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Project Based Plan Section 8 Implementation and Development Selection	Attachment 5

1. Statement of Housing Needs

[24CFR Part 903.79(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-ability	Size	Locatio-n
Income <= 30% of AMI	11,090	5	5	5	4	5	4
Income > 30% but <= 50% of AMI	15,581	5	5	4	4	5	4
Income > 50% but < 80% of AMI	23,035	5	4	4	4	4	4
Elderly	24,755	4	4	4	4	4	4
Families with Disabilities	12,124	5	5	5	5	5	5
Race/Ethnicity White/Non-Hisp	162,045	5	5	4	3	3	3
Race/Ethnicity Hispanic	187,969	5	5	4	3	5	5
Race/Ethnicity African-Am.	14,865	5	5	4	3	3	4
Race/Ethnicity Asian	24,106	5	5	4	3	3	4

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Locatio n
Race/Ethnicity Other&Mixed	132,180	5	5	4	3	3	4

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000 -2005 City of Monterey, Seaside, Salinas
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: Housing Element County of Monterey 1997
- Other sources: (list and indicate year of information) AMBAG Census Data, 2000, County of Monterey preliminary Census Data

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2622		
Extremely low income <=30% AMI	1992	75.97%	
Very low income (>30% but <=50% AMI)	621	23.69%	
Low income (>50% but <80% AMI)	9	.34%	

Housing Needs of Families on the Waiting List			
Families with children	1806	68.88%	
Elderly families	191	7.28%	
Families with Disabilities	387	14.76%	
Race/ethnicity White/Non-Hisp.	456	17.39%	
Race/ethnicity White/Hispanic	1751	66.78%	
Race/ethnicity African-American/Non-Hisp.	226	8.62%	
Race/ethnicity Asian/Hispanic	40	1.53%	
Race/ethnicity Asian/Non-Hispanic	66	2.52%	
Race/ethnicity American-Indian/Non-Hisp.	59	2.25%	
Race/ethnicity African-American/Hispanic	11	.42%	
Race/ethnicity American Indian/Hisp.	8	.31%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A		
2BR	N/A		
3BR	N/A		
4BR	N/A		
5BR	N/A		
5+BR	N/A		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families on to generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> hewaitinglist,evenif			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	3462		
Extremely low income <=30% AMI	2405	69.47%	
Very low income (>30% but <=50% AMI)	860	24.84%	
Low income (>50% but <80% AMI)	197	5.69%	
Families with children	2654	76.66%	
Elderly families	176	5.08%	
Families with Disabilities	505	14.59%	
Race/ethnicity White/Hispanic	2495	72.07%	
Race/ethnicity White/Non-Hispanic	452	13.06%	
Race/ethnicity African American/Hispanic	11	.32%	
Race/ethnicity African American/Non-Hisp.	307	8.87%	
Race/ethnicity American Indian/Hispanic	8	.23%	
Race/ethnicity Native Hawaiian/Other Pacific Islander/Hispanic	1	.03%	
Race/ethnicity No Race/Hispanic	4	.12%	
Race/ethnicity No Race/Non -Hispanic	1	.03%	
Race/ethnicity American Indian/Non -Hisp	54	1.56%	
Race/ethnicity	48	1.39%	

Asian/Hispanic			
Race/ethnicity	81	2.34%	
Asian/Non-Hispanic			
CharacteristicsbyBedroom Size(PublicHousingOnly)			
1BR	654	18.89%	
2BR	1196	34.55%	
3BR	1361	39.31%	
4BR	231	6.67%	
5BR	14	.40%	
5+BR	1	.03%	
Isthewaitinglistclosed(selectone)? X No Yes			
Ifyes:			
Howlonghasitbeenenclosed(#ofmonths)?			
DoesthePHAexpecttoreopenhelistinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes			
DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist, evenif generallyclosed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

HousingNeedsofFamiliesontheWaitingList <i>RIPPLINGRIVER -WAITLIST</i>			
Waitinglisttype:(selectone)			
<input type="checkbox"/> Section8tenant -basedassistance			
<input checked="" type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)			
Ifused,Identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	Annual Turnover
Waitinglisttotal	142		
Extremelylow income<=30% AMI	124	87.32%	
Verylowincome (>30%but<=50% AMI)	14	9.86%	
Lowincome(>50% but<80%AMI)	4	2.82%	
Familieswith children	0	0%	
Elderlyfamilies	41	28.87%	
Familieswith Disabilities	99	69.72%	
Race/ethnicity1 -1	38	26.76%	
Race/ethnicity1 -2	87	61.27%	

Race/ethnicity2 -1	0	0%	
Race/ethnicity2 -2	10	7.04%	
Race/ethnicity3 -2	3	2.11%	
Race/ethnicity4 -2	3	2.11%	
Race/ethnicity4 -1	1	.70%	
Characteristicsby BedroomSize (PublicHousing Only)			
1BR	142	100%	
2BR			
3BR			
4BR			
5BR			
5+BR			

C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthe jurisdictionandonthewaitinglist **INTHEUPCOMINGYEAR** ,andtheAgency'sreasonsforchoosing thisstrategy.

"ApplyforGrantsunderSection8NOFAandbuildHousingAuthorityownedunits throughcollaborativeandpartnership.Lease upavailableallocationsto100%"

(1)Strategies

Need:Shortageofaffordablehousingforalleligiblepopulations

Strategy1.MaximizethenumberofaffordableunitsavailabletothePHA within itscurrentresourcesby:

Selectallthatapply

- Employeffectivemaintenanceandmanagement policiestominimizethenumber ofpublichousingunitsoff -line
- Reduceturnovertimeforvacatedpublichousingunits
- Reducetimetorenovatepublichousingunits
- Seekreplacementofpublichousingunitslosttotheinventorythroughmixed financedevelopment
- Seekreplacementofpublichousingunitslosttotheinventorythroughsection8 replacementhousingresources
- Maintainorincreasesection8lease -upratesbyestablishingpaymentstandards thatwillenablefamielstorentthroughoutthejurisdiction
- Undertakemeasuresensureaccesstoaffordablehousingamongfamilies assistedbythePHA,regardlessofunitsizerequired
- Maintainorincreasesection8lease -upratesbymarketingtheprogramtoowners, particularlythoseoutsideofareasofminorityandpovertyconcentration

- 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)
“Develop partnership with other states to maximize funding opportunities for Affordable Housing Development.”

“Maintain or increase Section 8 lease -up rates by conducting housing search workshops for voucher holders.”

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

Select all that apply

- Apply for additional section 8 units should they become available once at 97% leased-up
- 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)
“Home Funding in cooperation with CHDO and tax credit fund financing and local resources.”

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

- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassist ancetotheelderly:

Selectallthatapply

- Seekdesignationofpublichousingfortheelderly
- Applyforspecial -purposevoucherstargetedtotheelderly,shouldtheybecome available
- Other:(listbelow)
 - “WorkinconjuctionwithcitiesofSeaside,Marina,MontereyandMonterey Countytoproduceelderlyhousing.”*

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

Selectall thatapply

- Seekdesignationofpublichousingforfamilieswithdisabilities
- Carryoutthemodificationsneededinpublichousingbasedonthesection504 NeedsAssessmentforPublicHousing
- Applyfo rspecial -purposevoucherstargetedtofamilieswithdisabilities,should theybecomeavailable
- Affirmativelymarkettolocalnon -profitagenciesthatassistfamilieswith disabilities
- Other:(listbelow)
 - “Applyforspe cialneedsvouchers,whenfundingisavailable.”*

Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousing needs

Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:

Selectifapplicable

- Affirmativelymarkettoraces/ethnicitiesshowntohavedisproportionatehousing needs
- Other:(listbelow)

Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing

Selectallthatapp ly

- Counselsection8tenantsastolocationofunitsoutsideofareasofpovertyor minorityconcentrationandassistthemtolocatethoseunits

- Market this section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)
“Provide counseling on portability and mobility.”

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)
“Waiting list data and Cal Works Plan, LHAC, Homeless Coalition and other non-profits.”

2. Statement of Financial Resources

[24CFR Part 903.79(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 support services, Section 8 tenant-based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	\$306,685.00	PH Operations
b) Public Housing Capital Fund	\$1,500,000.00	PH Capital Improve
c) HOPEVI Revitalization	0	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
d) HOPEVI Demolition	\$1,000,000.00	Rippling River Demolition
e) Annual Contributions for Section 8 Tenant -Based Assistance	\$22,305,700.00	Section 8 HAP & Admin. Fees
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$326,400.00	PH Safety/Security And Supportive Services
g) Resident Opportunity and Self - Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
Supportive Housing Program	\$399,900.00	Supportive Services and Operations
USDA Rural Development Rental Assistance	\$116,900.00	Rental Operations
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	
3. Public Housing Dwelling Rental Income	\$2,564,800.00	PH Operations
4. Other income (list below)	0	
4. Non -federal sources (list below)		
CHFARental Assistance	\$308,800.00	Rental Operations
Office of Migrant Services	\$272,300.00	Migrant Operations
RHCP Annuity	\$86,900.00	Rental Operations
Other Rentals and Tenant Income	\$1,399,100.00	Rental Operations
Other Income	\$723,600.00	Operations and Development
Administrative Fees	\$177,900.00	Operations
Interest Income	\$733,400.00	Operations
Total resources	\$32,222,385.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(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)
150
- When families are within a certain time of being offered a unit: (state time)
90 Days
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
"Debt to the Housing Authority of the County of Monterey or any other Housing Authority."

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)

"Through the Monterey County Sheriff's Department."

(2) Waiting List Organization

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

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

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

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

c. If the PHA plan 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?

Seven(7)

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? **Nine(9)**

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 transfer 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)

“Schools if in specialized programs to facilitate attendance in special programs.”

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than a 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 reprisal or hate crimes
- Other preference(s) (list below)
“For family unification only; date and time of application, domestic violence; and participation in transitional housing.”

3. If the PHA will employ admission 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 points system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 and Time

Former Federal preferences:

- 2 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 the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal or hate crimes
- Other preference(s) (list below)

- i. Working Families
- ii. Families who are actively enrolled in a case management, job training program, transitional housing or other self-sufficiency program.
- iii. Frail Elderly.
- iv. Families with household members who are mentally, physically, or developmentally disabled.
- v. Victims of Disaster.
- vi. Elderly families or families headed by an elderly person.
- vii. Families who reside in substandard housing or who are involuntarily displaced as a result of code enforcement activities as determined by local code enforcement program officials.

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)
Eligibility Orientation and Resident Handbook.

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
33-7	40	Below	
33-2	20	Above	
33-17	30	Above	
33-18	50	Above	
33-19	50	Above	

B. Section 8

Exemptions: PHA 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)

Through the Monterey County Sheriff's Department.

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)

Eviction history and damage to rental units.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting lists 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)

Central Coast for Independent Living, San Andreas Regional Center, Department of Social Services, John XXIII, and City Hall of Cities in County.

(3) Search Time

- a. Yes No: Vouchers issued for 120 days or as required for disability.

If yes, state circumstances below:

(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 of 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**)

Local Preferences for Family Unification Program

In order to participate in the Family Unification Demonstration Program, a family must be a Family Unification eligible family as defined in (Federal Register). The FUP preferences apply to the Family Unification Program only, and not the regular Section 8 Program. Based upon previous experience of DSS and the Housing Authority in administering the FUP, the following local preferences apply to the FUP only.

1. Families, which are victims of severe and ongoing domestic violence, or sexual abuse (10 Points).
2. Graduates of Transitional housing program, which addresses sobriety maintenance, living skills, domestic violence counseling, development of positive support networks and family functioning skills (5 Points).
3. (2002 fup) The Housing Authority for 2002 will develop a program with the Monterey County Department of Social Services, Children's Services Division, whereby a portion of the Family Unification Allocation (if funded) will be utilized for an independent living skills program for youth aging out of foster care, and who will be homeless without such a program whereby housing and services are linked to develop living skills in youth aged 18 - 24 for a two year period. It is anticipated that a non-profit agency will master lease a facility and lease units to the youth. (5 Points)
4. Families who meet all other criteria of the FUP and do not have a substance abuse factor in the placement of their children in - out of home care, or the imminent placement in - out of home

care, i.e., living in substandard, dilapidated, or overcrowded housing (1 Point).

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

Former Federal preferences

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

Other preferences (select all that apply)

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

Local Preferences 50% all have the same weight, and are ranked by the Ranking Point System and date and time of application.

- (5) a. Frail Elderly. (10 Points)
- (5) b. Families living in a rental rehabilitation project. (10 Points)
- (4) c. Formerly homeless families or homeless families actively enrolled in a case management, transition housing, or other self-sufficiency programs. (15 Points)
- (5) d. Families participating in Self-Sufficiency Programs. (15 Points)
- (5) e. Families living in moderate rehabilitation and/or project-based program units whose health, welfare, or safety is threatened, or families who have provided drug-related criminal activity testimony. (10 Points)
- (5) f. Families that need to move close to medical and/or social services facilities. (10 Points)
- (3) g. Victims of disasters as verified by FEMA, the American Red Cross or other disaster assistance agency. (30 Points)
- (4) h. Families who reside in substandard housing, or who are involuntarily displaced or about to be involuntarily displaced as a result of code enforcement activities as determined by local Housing Code Enforcement Program Officials. (15 Points)
- (5) i. Elderly families or families headed by an elderly person.

- (5) (10Points) j. Families with household members who mentally/physically/developmentally disabled. (10Points)
- (3) k. Families who have been diagnosed with a medical condition as severe/terminal, resulting in a medical crisis which may require continuous care services in the home. (30Points)

Additional Ranking Points for the following:

- Veteran 10Points
- Remaining 50% to be housed by date and time of application with Additional points for Veterans
- (2) Veteran 10Points
- Date and Time of Application 50%: the remaining 50% will be ranked according to date and time of application and additional points for the following:

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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Lead 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
- 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 reprisal or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with the 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 ensure 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 admission 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) *The Family Handbook and Briefing Packet.*

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

- Through published notices
- Other (list below) *Public Advertising in News Media.*

4. PHA Rent Determination Policies

[24CFR Part 903.79(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 :

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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 redetermination:

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
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below) *Change in Family Composition and decreases in income.*

- 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.)

- These 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)
Fair Market Rents for Section 8 Program.

B. Section 8 Tenant -Based Assistance

Exemptions: PHA 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 repayment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)
Quarterly

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)
Monthly Review of Area Rents.

(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

[24CFR Part 903.79(e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	694	70

Section 8 Vouchers	3781	360
Section 8 Certificates	0	0
Section 8 Mod Rehab	35	18
Special Purpose Section 8 Certificates/Vouchers (list individually)	12	3
Public Housing Drug Elimination Program (PHDEP)	33-1,33 -17,33 -18, 33-7,33 -14,33 -8	100/159
Other Federal Programs (list individually)	Supportive Housing, Home Grants, Farm Labor Housing, Project Based Section 8 P. V., Federal Tax Credit Programs; Tax Exempt Bond Programs	

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)

A.O.P. – Administrative Occupancy Policy

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

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:

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

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

B. Section 8 Tenant -Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79(g)]

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

A. Capital Fund Activities

Exemptions from sub -component 7A: PHA 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 as 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 there)

CAPITALFUNDPROGRAMTABLESSTARTHERE

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

PHAName: Housing Authority of the County of Monterey	Grant Type and Number Capital Fund Program Grant No: CA39P03350102 Replacement Housing Factor Grant No:	Federal FY of Grant: FY2002
--	--	---------------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	150,000			
3	1408 Management Improvements	20,000			
4	1410 Administration	100,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	141,800			
10	1460 Dwelling Structures	971,802			
11	1465.1 Dwelling Equipment — Nonexpendable	124,600			
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	10,000			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	20,000			
21	Amount of Annual Grant: (sum of lines 2 -20)	1,548,202			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security — Soft Costs				

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

PHAName: Housing Authority of the County of Monterey	Grant Type and Number Capital Fund Program Grant No: CA39P03350102 Replacement Housing Factor Grant No:	Federal FY of Grant: FY2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHAName: Housing Authority of the County of Monterey		Grant Type and Number Capital Fund Program Grant No: CA39P03350102 Replacement Housing Factor Grant No:				Federal FY of Grant: FY2002		
		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA33-1 Hacienda	Gutters and Downspouts Appliances	1460 1465.1		33,500 62,500				
CA33-Gabilan Vista	Landscaping	1450		15,000				
CA33-3 Casa Santa Lucia	Appliance Range Hoods	1465.1 1465.1		30,000 4,500				
CA33-744 Natividad	Landscaping Repair Exterior Stoops Exterior Painting	1450 1460 1460		10,000 28,000 59,202				
CA33-81025 Sanborn	Replace Roofing Secure Steps	1460 1460		37,000 2,000				
CA33-81039 Sanborn	Secure Steps	1460		2,000				

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

PHAName: Housing Authority of the County of Monterey		Grant Type and Number Capital Fund Program Grant No: CA39P03350102 Replacement Housing Factor Grant No:				Federal FY of Grant: FY2002		
		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA33-81058 Sanborn	Replace Roofing	1460		42,400				
CA33-10 Laurel and Sanborn 1029 Rider	Replace Roofing Replace Flooring	1460 1460 1460		15,000 10,000				
CA33-10 Laurel and Sanborn 1011 Laurel	Landscaping Exterior Lighting Appliances Repair Electrical Repair Plumbing Repair Flooring Exterior Painting	1450 1460 1465.1 1460 1460 1460 1460		5000 2,500 10,000 15,000 15,000 15,000 25,000				
CA33-10 Laurel and Sanborn 1111 Alamo	Exterior Painting Landscaping Exterior Lighting	1460 1450 1460		16,000 50,000 4,500				
CA33-11541 Watson 242 Montecito	Exterior Painting Fencing	1460 1450		35,000 15,000				

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

PHAName: Housing Authority of the County of Monterey		Grant Type and Number Capital Fund Program Grant No: CA39P03350102 Replacement Housing Factor Grant No:				Federal FY of Grant: FY2002		
		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA33-14 Northridge Plaza	Landscaping	1450		15,000				
CA33-171569 Colusa	Roofing Replacement	1460		7,500				
	Exterior Painting	1460		2,400				
	Termite Treatment	1460		300				
	Fencing Replacement	1450		3,000				
	Concrete Repair	1450		600				
	Entry Door Replacement	1460		600				
	Plumbing Improvements	1460		1,800				
	Electrical Upgrade	1460		2,400				
	Kitchen Modernization	1460		12,000				
	Bathroom Modernization	1460		12,000				
CA33-171062 Sanborn	Landscaping	1450		6,000				
	Fence Repair	1450		6,000				

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

PHAName: Housing Authority of the County of Monterey		Grant Type and Number Capital Fund Program Grant No: CA39P03350102 Replacement Housing Factor Grant No:				Federal FY of Grant: FY2002		
		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA33-17514 Alvin	Exterior Painting	1460		3,000				
	Roofing Replacement	1460		4,000				
	Termite Treatment	1460		5,000				
	Bathroom Improvements	1460		2,500				
	Kitchen Improvements	1460		3,200				
	Plumbing Improvements	1460		1,000				
	Electrical Upgrade	1460		500				
	Appliance Replacement	1465.1		500				
CA33-181744 Cherokee	Renovate Kitchen	1460		10,000				
	Appliances	1465.1		800				
CA33-181113D Street	Kitchen Modernization	1460		60,000				
	Bathroom Modernization	1460		42,000				
	Replace Flooring	1460		15,000				
	Exterior Lighting	1460		5,000				
	Appliances	1465.1		4,000				
	Plumbing Improvements	1460		5,000				
	Electrical Upgrade	1460		5,000				
CA33-18737Mae Street	Replace Roof	1460		10,000				
	Sump Pump Installation	1460		500				

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

PHAName: Housing Authority of the County of Monterey		Grant Type and Number Capital Fund Program Grant No: CA39P03350102 Replacement Housing Factor Grant No:				Federal FY of Grant: FY2002		
		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA33-181824 Wood Street	Replace Roofing	1460		15,000				
	Replace Flooring	1460		10,000				
	Bathroom Modernization	1460		28,000				
	Appliances	1465.1		2,500				
	Fencing	1460		2,500				
	Kitchen Modernization	1460		48,000				
CA33-18540/312 Williams	Replace Flooring	1460		5,000				
	Kitchen Modernization	1460		60,000				
	Bathroom Modernization	1460		42,000				
	Landscaping	1450		2,000				
	Plumbing Improvements	1460		2,000				
	Electrical Improvements	1460		2,000				
	Replace Heating	1460		5,000				
CA33-1818320 Van Buren	Kitchen Modernization	1460		10,000				
	Bathroom Modernization	1460		7,000				
	Plumbing Improvements	1460		2,000				
	Electrical Improvements	1460		2,000				
	Fencing Replacement	1450		4,200				

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

PHAName: Housing Authority of the County of Monterey		Grant Type and Number Capital Fund Program Grant No: CA39P03350102 Replacement Housing Factor Grant No:				Federal FY of Grant: FY2002		
		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA33-1818861 Hoover	Retaining Wall	1450		1,500				
	Replace Heating	1460		5,000				
	Kitchen Modernization	1460		10,000				
	Bathroom Modernization	1460		7,000				
	Plumbing Improvements	1460		2,000				
	Electrical Improvements	1460		2,000				
	Appliances	1465.1		800				
	Fencing	1450		6,000				
CA33-18 1775/1780 Elkington	Install Washroom	1460		20,000				
	Landscaping	1450		2,500				
	Plumbing Improvements	1460		20,000				
	Electrical Improvements	1460		20,000				
	Replace Flooring	1460		35,000				
	Appliances	1465.1		9,000				
	Roof Replacement	1460		42,500				

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

PHAName: Housing Authority of the County of Monterey		Grant Type and Number Capital Fund Program Grant No: CA39P03350102 Replacement Housing Factor Grant No:				Federal FY of Grant: FY2002		
		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA33-All	Operations	1406		150,000				
	Management Improvements	1408		20,000				
	Administration	1410		100,000				
	Relocation Costs	1495.1		10,000				
	Contingency	1502		20,000				
	Fees and Costs	1430		10,000				

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

PHAName: Housing Authority of the County of Monterey		Grant Type and Number Capital Fund Program No: Ca39P03350102 Replacement Housing Factor No:					Federal FY of Grant: FY2002		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates		
	Original	Revised	Actual	Original	Revised	Actual			

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

PHA Name: Housing Authority of the County of Monterey		Grant Type and Number Capital Fund Program No: Ca39P03350102 Replacement Housing Factor No:			Federal FY of Grant: FY2002		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CA33-All	3/31/04			9/30/05			

(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 there)

Capital Fund Program Five -Year Action Plan

Part I: Summary

PHA Name: Housing Authority County of Monterey				<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: 2003 PHAFY: 2003	Work Statement for Year 3 FFY Grant: 2004 PHAFY: 2004	Work Statement for Year 4 FFY Grant: 2005 PHAFY: 2005	Work Statement for Year 5 FFY Grant: 2006 PHAFY: 2006
CA33-8 Scattered Sites, (Del Monte Plaza) 1415 Del Monte Ave., Salinas	Annual Statement	\$513,654			
CA33-11 541 Watson & 242 Montecito, Monterey		\$174,000			\$36,500
CA33-14 (Northridge Plaza), 1511, 1513, & 1515 Wheeler, Salinas		\$290,554		\$315,000	

CA33-17 ScatteredSites, 1259DelMonte Ave.,Salinas		36,000			
PHAWide Management Improvements		\$30,000	\$30,000	\$30,000	\$40,000
CAA33-1 (HaciendaPlaza) 134E.RossiSt., Salinas			\$180,000		
CA33-3 (CasaSantaLucia) 8 th ,9 th ,10 th &Belden Sts.,Gonzales			\$60,000		
CA33-5 (CasadeOro),48“C” St.,Gonzales			\$158,000		\$85,000
CA33-6 (RiderManor),1030 RiderAve., Salinas			\$103,000		\$15,000
CA33-7 44NatividadRd., Salinas			\$212,343		\$20,000
CA33-2 (GabilanVista),Gabilan Circle,Gonzales				\$160,000	
CA33-18 ScatteredSites, 24N.WoodSt.,Salinas				\$48,000	
CA33-18 ScatteredSites,18320 VanBuren,Salinas				\$6,650	\$4,200

CA33-18 ScatteredSites, 18861Hoover, Salinas				\$20,000	
CA33-18 ScatteredSites, 775/780Elkington, Salinas				\$367,000	
CA33-9 (RipplingRiver), 53E.CarmelValley Road,CarmelValley					\$129,708
CA33-10 Laurel&Sanborn, ScatteredSites,1029 RiderAve.,Salinas					\$25,000
CA33-18 ScatteredSites(SFD), 1744Cherokee,Salinas					\$8,000
CA33-17 ScatteredSites, 1062N.Sanborn Road,Salinas			\$132,500		
CA33-17 ScatteredSites(SFD), 13073 AurthurStreet,Salinas			\$8,000		\$4,000
CFPFundsL istedfor5 - yearplanning		\$1,044,208	\$883,843	\$946,650	\$367,408
ReplacementHousing FactorFunds					

CapitalFundProgramFive -YearActionPlan
 PartII:SupportingPages —WorkActivities

Activities for Year1	ActivitiesforYear: <u> 2 </u> FFYGrant:2003 PHAFY:2003			ActivitiesforYear: <u> 3 </u> FFYGrant:2004 PHAFY:2004		
	Development Name/Number	MajorWork Categories	Estimated Cost	Development Name/Number	MajorWork Categories	EstimatedCost
See	CA33-8 ScatteredSite s, (DeMonte Plaza),1415DeMonteAve., Salinas	NewCommunity Center Playground <u>Replacement</u>	\$488,654	CAA33-1 (HaciendaPlaza) 134E.RossiSt., Salinas	Demolitionofold <u>MaintenanceBuildings</u> <u>ConstructPlaygrounds</u> <u>LandscapeImprovements</u> DumpsterEnclosures	\$25,000
			\$25,000			\$75,000
Annual	CA33-11 541Watson &242Montecito, Monterey	<u>Landscaping</u> <u>RoofReplacement</u> <u>PlumbingImprovements</u> <u>ElectricalImprovements</u> <u>KitchenModernization</u> <u>Bathroom</u> <u>Modernization</u> <u>InteriorWall&Ceiling</u> <u>Repair/Paint</u> <u>FlooringReplacement</u>	\$500 \$34,500 \$15,000 \$6,000 \$42,000 \$31,000 \$30,000 \$15,000	CA33-3 (CasaSantaLucia) 8 th ,9 th ,10 th & BeldenSts., Gonzales	<u>StorageSheds</u>	\$60,000
Statement	CA33-14 (Northridge Plaza), 1511,1513,& 1515Wheeler, Salinas	<u>RoofingReplacement</u> <u>GuttersandDownspouts</u> <u>WaterShut -OffValves</u>	\$212,000 \$58,554 \$20,000	CA33-5 (CasadeOro),48 “C”St.,Gonzales	<u>PlumbingImprovements</u> <u>ElectricalImprovements</u> <u>HeatingSystemUpgrade</u> <u>ApplianceReplacement</u> <u>ElevatorUpgrade</u> <u>RetainingWall</u> <u>FencingImprovements</u> <u>ExteriorLighting</u>	\$40,000 \$10,000 \$25,000 \$20,000 \$25,000 \$20,000 \$8,000 \$10,000

	CA33-17 Scattered Sites, 1259 Del Monte Ave., Salinas	<u>Playground Appliances</u>	\$25,000 \$11,000	CA33-6 (Rider Manor), 1030 Rider Ave., Salinas	<u>Gutter & Downspouts</u> <u>Exterior Siding</u> <u>Enclose Carports</u> <u>Upgrade Decks</u> <u>Site Concrete Repair</u> <u>Landscape Improvements</u>	\$20,000 \$20,000 \$25,000 \$18,000 \$10,000 \$10,000
	PHA wide Management Improvements	<u>Computer/ Telecommunications Upgrade</u>	\$30,000	CA33-7 44 Natividad Rd., Salinas	<u>Playground Replacement</u> <u>Paving Improvements</u> <u>Fencing Improvements</u> <u>Sewage System Upgrade</u> Exterior Lighting <u>Improvements</u>	\$25,000 \$30,000 \$88,000 \$50,000 \$19,343
				CA33-17 Scattered Sites, 1062 N. Sanborn Road, Salinas	<u>Roofing Replacement</u> <u>Kitchen Renovation</u> <u>Bathroom Renovation</u> <u>Interior Patching & Painting</u> <u>Appliance Replacement</u> <u>Plumbing Improvements</u> <u>Electrical Upgrades</u> <u>Flooring Replacement</u>	\$26,500 \$32,000 \$24,000 \$20,000 \$5,000 \$8,000 \$6,000 \$11,000
				CA33-17 Scattered Sites (SFD) 13073 Arthur Street, Salinas	<u>Bathroom Improvements</u> <u>Kitchen Improvements</u> <u>Appliance Replacement</u> <u>Landscape Improvements</u> <u>Door Replacement</u>	\$2,500 \$2,000 \$500 \$1,500 \$1,500
				PHA wide Management Improvements	Computer/ Telecommunications Upgrade	\$30,000
				CA33-5 (Casade Oro), 48 "C" St., Gonzales	Entry Doors	\$13,000
Total CFPEstimated Cost			\$1,044,208			\$883,843

CapitalFundProgramFive -YearActionPlan

PartII:SupportingPages —WorkActivities

ActivitiesforYear:___ 4___ FFYGrant:2005 PHAFY:2005			ActivitiesforYear:___ 5___ FFYGrant:2006 PHAFY:2006		
Development Name/Number	MajorWork Categories	Estimated Cost	Development Name/Number	MajorWork Categories	EstimatedCost
.CA33-2 (Gabilan Vista),Gabilan Circle, Gonzales	<u>Playgroundreplacement</u> <u>FlooringReplacement</u> <u>FurnaceReplacement</u>	\$55,000 \$72,000 \$33,000	CA33-6 (RiderManor), 1030RiderAve.,Salinas	Paving	\$15,000
CA33-14 (Northridge Plaza), 1511,1513,& 1515Wheeler, Salinas	<u>ExteriorPainting</u> <u>Playground</u>	\$150,000 \$165,000	CA33-5 (CasadeOro),48“C” St.,Gonzales	<u>ExteriorPainting</u> <u>PavingImprovements</u>	\$60,000 \$25,000
CA33-18 Scattered Sites,24N. WoodStreet, Salinas	<u>KitchenModernization</u>	\$48,000	CA33-7 44NatividadRd., Salinas	<u>SiteConcrete Repair</u>	\$20,000
CA33-18 Scattered Sites,18320 VanBuren, Salinas	RoofingReplacements	\$6,650	CA33-9 (RipplingRiver),53E. CarmelValleyRoad, CarmelValley	ExteriorPaint ReplaceGuttersand <u>Downspouts</u> <u>SewageSystemRepair</u> <u>ReplaceWaterHeaters</u>	\$68,468 \$20,000 \$32,240 \$9,000

CA33-18 Scattered Sites,18861 Hoover, Salinas	<u>RoofingReplacement</u>	\$20,000	CA33-10 Laurel&Sanborn, ScatteredSites,1029 RiderAve.,Salinas	ExteriorPainting	\$25,000
CA33-18 Scattered Sites,775/780 Elkington, Salinas	<u>BathroomModernization</u> <u>KitchenModernization</u> <u>Playground</u>	\$156,000 \$156,000 \$55,000	CA33-11 541Watson&242 Montecito,Monterey	Paving	\$36,500
PHAwide Management Improvements	<u>Computer/ TelecommunicationsUpgrade</u>	\$30,000	Ca33-17 ScatteredSites(S FD) 13073ArthurStreet, Salinas	<u>ConcreteRepair</u>	\$4,000
			CA33-18 ScatteredSites(SFD), 1744Cherokee,Salinas	<u>Painting</u> <u>ConcreteRepair</u>	\$3,000 \$5,000
			CA33-18 ScatteredSites,18320 VanBuren,Salinas	ConcreteRepair	\$4,200
			PHAwideManagement Improvements	Computer/ Telecommunications Upgrade	\$40,000
TotalCFPEstimatedCost		\$946,650			\$367,408

B.HOPEVIandPublicHousingDevelopmentandReplacement Activities(Non -CapitalFund)

Applicabilityofsub -component7B:AllPHAsadminist eringpublichousing.IdentifyanyapprovedHOPE VIand/orpublichousingdevelopmentorreplacementactivitiesnotdescribedintheCapitalFundProgram AnnualStatement.

Yes No:a)HasthePHAreceivedaHOPEV Irevitalizationgrant?(ifno,skiptoquestionc;if yes,provideresponsestoquestionbforeachgrant,copyingandcompletingas manytimesasnecessary)

b)StatusofHOPEV Irevitalizationgrant(completeonesetof questionsforeachgrant)

1.Deve lopmentname:

2.Development(project)number:

3.Statusofgrant:(selectthestatementthatbestdescribesthecurrentstatus)

- RevitalizationPlanunderdevelopment
 RevitalizationPlansubmitted,pendingapproval
 RevitalizationPlanapproved
 ActivitiespursuanttoanapprovedRevitalizationPlanunderway

Yes No:c)DoesthePHAplantoapplyforaHOPEV IrevitalizationgrantinthePlany ear? Ifyes,listdevelopmentname/sbelow: (PossiblyRipplingRiver)

Yes No:d)WillthePHAbeengaginginanymixed -financedevelopmentactivitiesforpublic housinginthePlanyear? Ifyes,listdevelopm entsoractivitiesbelow: **(RipplingRiverifpossible)**

Yes No:e)WillthePHAbeconductinganyotherpublichousingdevelopmentorreplacement activitiesnotdiscussedintheCapitalFundProgramAnnualStatement ? Ifyes,listdevelopmentsoractivitiesbelow:

8. DemolitionandDisposition

[24CFRPart903.79(h)]

Applicabilityofcomponent8:Section8onlyPHAsarenotrequiredtocompletethissection.

1. Yes No: DoesthePHAplantoconductanydemolitionordisposition activities(pursuanttosection18oftheU.S.HousingActof1937 (42U.S.C.1437p))intheplanFiscalYear?(If“No”,skipto component9;if“yes”,completeoneactivitydescriptionforeach development.)

2.ActivityDescription:

Yes No: HasthePHAprovidedtheactivitiesdescriptioninformationinthe **optional**PublicHousingAssetManagementTable?(If“yes”,skip FY2002AnnualPlanPage 51

to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name: Rippling River	
1b. Development (project) number: 33 -9	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Applications status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (03/29/2003)	
5. Number of units affected: 79	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: July 1, 2003 b. Projected end date of activity: June 30, 2007	

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

[24CFR Part 903.79(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:	R
1b. Development (project) number:	
2. Designation type:	<input type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities
3. Application status (select one)	<input type="checkbox"/> Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date this designation approved, submitted, or planned for submission:	
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

[24CFR Part 903.79(j)]

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

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 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 FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

B. Voluntary Conversion Initial Assessments

a. How many of the PHA's developments are subject to the Required Initial Assessments?

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

c. How many Assessments were conducted for the PHA's covered developments?

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

PROJECTNO. PROJECTNAME	NUMBEROFUNITS	COMMENTS
33-01 101 E.RossiStreet	24	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-01101 CalleCebu	26	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-01101 HaciendasPlace	50	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-02102 GabilanVista	24	Inappropriatetoconvertwillcausecritical shortage oflowincomehousing.
33-03103 CasaSantaLucia8thSt	5	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-03103 CasaSantaLucia9thSt	6	Inappropri atetoconvertwillcausecritical shortageoflowincomehousing.
33-03103 CasaSantaLucia10thSt	8	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-031 03 CasaSantaLuciaBeldenSt	6	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-03103 CasaSantaLuciaAltaSt	5	Inappropriatetoconvertwillcausecritical shortageoflowincomehou sing.
33-05105 CasaDeOro	20	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-06106 RiderManor	18	Inappropriatetoconvertwillcausecritical shortageo flowincomehousing.
33-07107 OceanViewApartments	40	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-08108 DelMonteManor	44(*)	Inappropriatetoconv ertwillcausecritical shortageoflowincomehousing.
33-08108 SanbornEstates	14	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-08108 SanbornPlaza	14	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-08108 SanbornArms	16	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-0910 9 RipplingRiver	79	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
PROJECTNO. PROJECTNAME	NUMBEROFUNITS	COMMENTS
33-10110 1011E.LaurelDr.	15	Inappropriatetoconve rtwillcausecritical shortageoflowincomehousing.

33-10110 1029RiderAvenue	4	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-10110 1111AlamoWay	4	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-10110 1112AlamoWay	2	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-111 11 531WatsonStreet	8	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-11111 242Montecitoavenue	5	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-12 112 LosOsitos	50	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-14114 1511WheelerDr(Northridge)	32	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-14114 1513WheelerDr(Northridge)	26	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-14114 1515WheelerDr(Northridge)	22	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-17117 DelMonteTownhouseApts	17	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-17 117 1062N.SanbornRd.	10	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-17117 514AlvinDr.(House)	1	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-17117 13073Arthur(House)	1	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-17117 1569ColusaPlace(House)	1	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-18118 737&747MaeAvenue	4	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-18118 2No.WoodStreet	4	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-18118 775ElkingtonAvenue	6	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-18118 780ElkingtonAvenue	7	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-18118 1113"D"Street	6	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-18 118 1012N.SanbornRoad	11	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
33-18118 540WilliamsRoad	3	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.
PROJECTNO. PROJECTNAME	NUMBEROFUNITS	COMMENTS
33-18118 312WilliamsRoad	3	Inappropriatetoconvertwillcausecritical shortageoflowincomehousing.

33-18 1346-1348 Las Cruces Court	118	2	Inappropriate to convert will cause critical shortage of low income housing.
33-18118 1073 Sherman Way		1	Inappropriate to convert will cause critical shortage of low income housing.
33-18118 18329 Van Buren		1	Inappropriate to convert will cause critical shortage of low income housing.
33-18118 18861 Hoover Street		1	Inappropriate to convert will cause critical shortage of low income housing.
33-19119 El Gin Village		50	Inappropriate to convert will cause critical shortage of low income housing.

e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

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

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

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

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 11 B; 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 11 B.)

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"/> HOPEI <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 streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description: Down Payment Assistance

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 Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

FSS Participants; Sweat Equity Programs Participants

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(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 support services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 05/12/99

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 program to eligible families
- Jointly administer programs: *Family Unification Program, Pueblode Mar, Welfare-to-Work.*
- Partner to administer a HUD Welfare -to-Work voucher program
- Joint administration of other demonstration program: *Mainstream with disabilities .*
- Other (describe): *PueblodelMar Transitional Housing Program, Family Self Sufficiency program and Public Housing Client Referral.*

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)
Music Program	60/mo	As apply	All sites	Resident of PH
Youth Soccer League	30/mo	As apply	Gavilan Youth Soccer League	Resident of PH
ESL	24/mo	Need	Del Monte Center	Residents of PH
Second Change Youth Program i.e., Esteem Building and Parenting Classes/After School	100/mo	As apply referrals	Several Complexes Outreach door-to-door	Residents of PH
Craft Workshops - Learn how to do crafts that will sell for higher prices	60/mo	As apply	1415 Del Monte 239 Calle Cebu	Residents of PH
Classes and Workshop to raise skill levels and self-image, i.e., Sewing, farming, becoming independent service provider	12/mo	As apply	1415 Del Monte	Residents of PH
Girls Scouts	15/mo	As apply	239 Calle Cebu	Residents of PH
Boy Scouts and Cub Scouts	10/mo	As apply	1415 Del Monte 239 Calle Cebu	Residents of PH
Citizenship	3/mo	As apply	1415 Del Monte	Residents of PH
Family Service Agency Parenting Counseling	6/mo	As apply	Resident Center/ Resident Homes	Residents of PH
Youth English Tutoring	20/mo	As apply	All Resident Centers	Residents of PH/ Section 8

(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	0
Section 8	159	156/3-31-02

- 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 plan 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 e

13. PHA Safety and Crime Prevention Measures

[24CFR Part 903.79(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 area 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 level of violent and/or drug -related crime
- Other (describe below)

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

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

3. Which developments are most affected? (list below)
33-1 and 33 -17

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

1. List the crime prevention activities the PHA has undertaken or plan 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): Contract with Salinas Police and Drug Elimination Grant.

2. Which developments are most affected? (list below)
33-1, 33 -7, 33 -8, 33 -14, 33 -17, 33 -18

C.CoordinationbetweenPHAandthepolice

1.DescribethecoordinationbetweenthePHAandtheappropriatepoliceprecinctsfor carryingoutcrimepreventionmeasuresandactivities:(selectallthatapply)

- Policeinvolvementindevelopment,implementation,and/orongoingevaluation ofdrug -eliminationplan
- Policeprovidocrimedatatotho usingauthoritystaffforanalysisandaction
- Policehaveestablishedaphysicalpresenceonhousingauthorityproperty(e.g., communitypolicingoffice,officerinresidence)
- Policeregularlytestifyinandotherwisesu pportevictioncases
- PoliceregularlymeetwiththePHAmangementandresidents
- AgreementbetweenPHAandlocallawenforcementagencyforprovisionof above-baselinelawenforcementservices
- Otheractivities(listbelow): *DepartmentofJusticeWeed -n-Seed.*

2.Whichdevelopmentsaremostaffected?(listbelow)

33-1and33 -17

D.AdditionalinformationasrequiredbyPHDEP/PHDEPPlan

PHAseligibleforFY2000PHDEPfundsmustprovideaPHDEPPlanm eetingsspecifiedrequirements priortoreceiptofPHDEPfunds.

- Yes No:IsthePHAeligibletoparticipateinthePHDEPinthefiscalyear coveredbythisPHAPlan?
- Yes No:Hasthe PHAincludedthePHDEPPlanforFY2000inthisPHAPlan?
- Yes No:ThisPHDEPPlanisanAttachment.(AttachmentFilename:___)

14.RESERVEDFORPETPOLICY

[24CFRPart903.79(n)]
Chapter10ofA.O.P.

15.Civi lRightsCertifications

[24CFRPart903.79(o)]

CivilrightscertificationsareincludedinthePHAPlanCertificationsofCompliancewith thePHAPlansandRelatedRegulations.

16.FiscalAudit

[24CFRPart903.79(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 financial 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

[24CFR Part 903.79(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): *Capital needs long-term assessment on each property.*
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(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 as Attachment (Filename)
 - Provided below: 1) At 1515 Wheeler Drive tenants requested painting the outside of the buildings.

2) Several tenants had questions regarding their individual circumstances.

3) Several tenants requested interior painting of their unit.

4) 1259 DelMonte tenants requested playground equipment for the children.

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) 1) Informed the tenants that the buildings would be painted in Fiscal Year 2002 as outlined in the Capital Fund.

- 2) Staff working on the Agency Plan either answered the questions or directed them to the appropriate Housing Authority staff member.
- 3) Explained to tenants the Capital Fund activities are prioritized according to immediate needs of the development.
- 4) New playground equipment to be installed in next fiscal year.

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

Monterey, Seaside, Salinas and Monterey County.

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)

Monterey, Seaside, Salinas and Monterey County.

- 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)
More coordinated meeting with city and county representatives.
- Other: (list below)

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

D. Other Information Required by HUD

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

Attachments

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

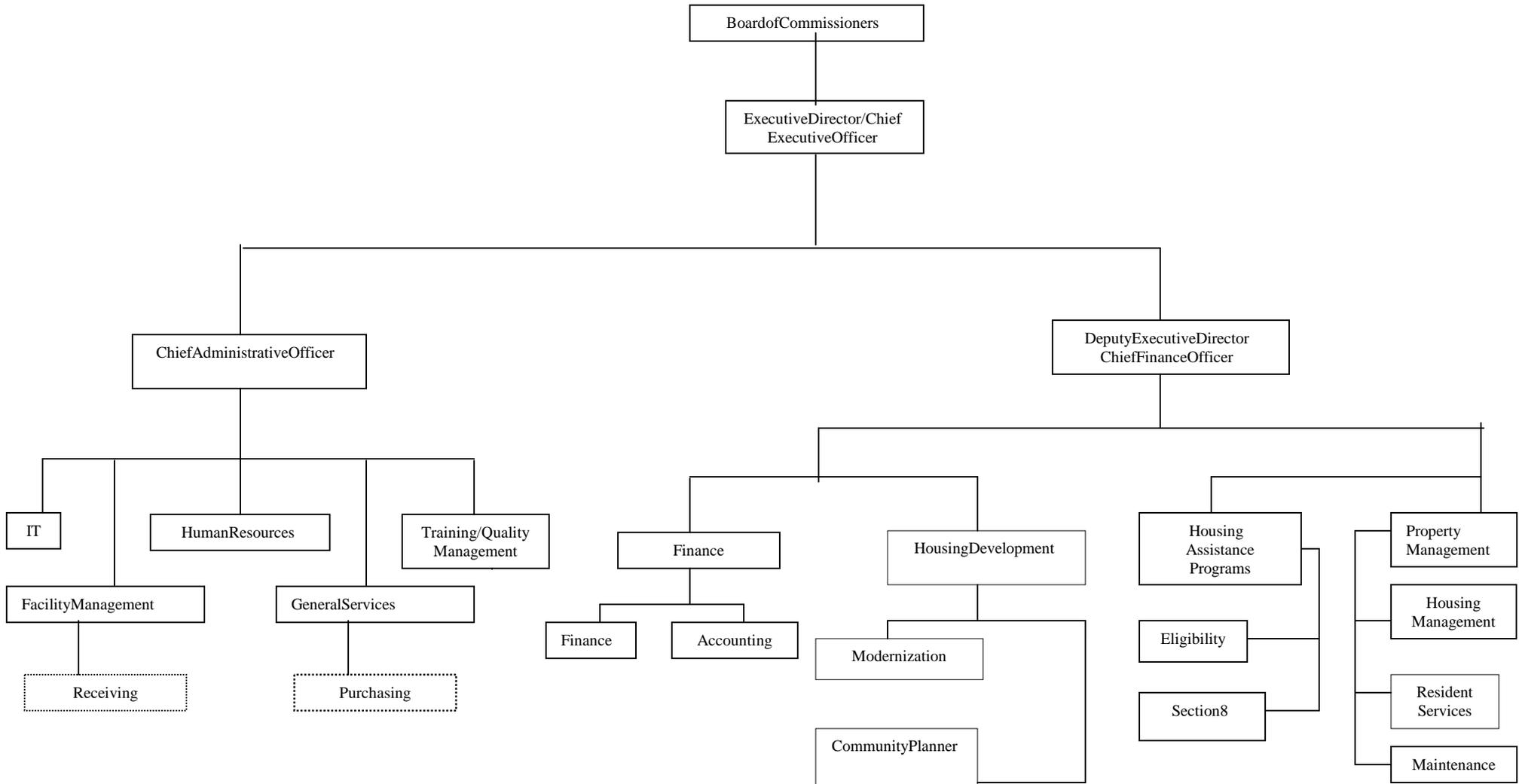
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Attachment 1

HOUSING AUTHORITY OF THE COUNTY OF MONTEREY



Attachment 2

Pet Ownership in Public Housing

Residents will comply with the dwelling lease, which requires that no animals or pets of any kind are permitted on the premises without prior written approval of the HA. This does not apply to animals that are used to assist, support, or provide service to persons with disabilities.

Tenants with animals must pay a pet deposit. The resident/pet owner shall be required to pay a refundable \$300.00 deposit for the purpose of defraying all reasonable costs directly attributable to the presence of a dog or cat. An individual deposit will be required for each pet. All reasonable expenses incurred by the HA as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:

- The cost of repairs and replacements to the resident's dwelling unit;
- Fumigation of the dwelling unit;
- Common areas of the project.

Pet deposits are not part of rent payable by the resident.

In Family Public Housing there is a minimal monthly fee to cover the reasonable operating costs to the project relating to the presence of pet.

A resident may keep no types of pets other than the following: Dogs, Cats, Birds, Fish, Rodents (rabbit, guinea pig, hamster, or gerbil ONLY)
Tenants are not permitted to have more than two (2) common household pets, except that only one may be a cat or a dog as defined in the Pet Policy chapter of Public Housing Admissions and Continued Occupancy Plan.

No pet (excluding fish) shall be left unattended in any apartment for a period in excess of 24 hours. HACM reserves the right to enter and/or remove pet(s) and transfer them to the proper authorities should a pet(s) are left unattended in or out of the apartment for more than twenty-four (24) hours.

Attachment3

MembershipoftheResidentAdvisoryBoard

<u>NAME</u>	<u>NAME</u>
LisaRivera	MarcelaBravo
CatalinaGarcia	MargaritaMeza
RaymondCantu	MariaCeja
HenryLopez	AntoniaMedina
LupeGutierrez	JuanaNegron
EstheI.Morales	JuanCosmeRodriguez
MargaritaVargas	ElizabethHerrera
AgustinBravoB.	JuvePimental
GuillermoReyes	
PerlaGarcia	
VioletEstrada	
JoseContreras	
FilemonJiimenez	
M.L.Salcedo	
IsabelA.Salcedo	
MarthaCantu	
PaulaSandoval	
IsauraEspinoza	
ElisaMunoz	
ElizabethHurtado	
GloriaMarquez	
AuroraPadilla	
GuillermoReyes	
KailaReyes	
JoseA.Rolalada	
TeresaR.	

Attachment4

ResidentMembershipofthePHA GoverningBoard

<u>Name</u>	<u>MethodofSelection</u>	<u>TermofAppointment</u>
MichaelNichols	appointment	2years
CarolSchneider	appointment	2years

Attachment 5

Section 8 Project -Based Voucher Program

The purpose of this Plan to Project Base up to 441 Section 8 Housing Choice Vouchers as approved by the U.S. Department of Housing and Urban Development; other additional project based units as allowed under the regulations. The units will be in Montgomery County. The intent is to further Fair Housing Choice, to reduce impediments to fair housing choice. The project based will assist non-profit and for-profit property owners to project base existing units targeted to low income households if it meets Housing Quality Standards, or to construct standard, or upgrade substandard, rental housing stock and make it available to low-income families at rents within the Section 8 payment standard rent. The supply of units for tenant-based assistance is very limited and project based in certain strategic locations is needed to assure the availability of units for a period of years. Project based of Section 8 must be consistent with the HUD statutory goals of de-concentration of poverty and expanding housing and economic opportunities.

Attachment 6

Section 8 Homeownership Capacity Statement

The Housing Authority of the County of Monterey has the capacity or will acquire the capacity to successfully operate a Section 8 homeownership program. The Housing Authority will offer the homeownership program to successful participants of the Family Self-Sufficiency Program or those participating in Sweat Equity Programs, who are interested in, and who are capable of purchasing their own homes.

The Housing Authority's homeownership program is voluntary and will provide participants a broad range of choices in housing.

This program is expected to be an incentive in one of the highest cost areas of the United States, for families to move from homelessness, to welfare-to-work, and through the FSS program into homeownership utilizing a continuum of housing assistance and counseling to maximize the self-sufficient functioning of low-income families to the greatest extent possible. The barriers to homeownership in Monterey County are difficult to overcome, and even more difficult for low-income families, which typically require a large amount of counseling, guidance, and support in their progress along the housing continuum.

Upon finalization of proposed rules on the Section 8 Homeownership Down-payment assistance, the Housing Authority will implement the program.

The amortization cost may include debt service to amortize costs (other than furniture costs) included in the purchase price of the manufactured home. The debt service includes the payment for principal and interest on the loan. The debt service amount will be reduced by 15 percent to exclude debt service to amortize the cost of furniture, unless the PHA determines that furniture was not included in the purchase price.

Any debt service due to refinancing the manufactured home after purchase of the home is not included in the amortization costs.

The PHA will approve as part of the monthly amortization payment, set-up charges to be included in the debt service incurred by a family that relocates its home.

Attachment 8

Assessment of Site -Based Waiting List Development **Demographic Changes**

As stated in Chapter 4 -5 of our Admissions and Occupancy Plan for Public Housing, the Housing Authority of the County of Monterey will monitor its system of site -based waiting list at least every three years to assure that racial steering does not occur. If the HA's analysis of its site -based waiting list indicates that a pattern of racial steering is or may be occurring, the HA will take corrective action.

The HA has established site -based waiting lists for the following properties:

1. 33-2 Gabilan Vista
2. 33-3 Casa Santa Lucia
3. 33-5 Casade Oro
4. 33-9 Rippling River
5. 33-11 Montecito/Watson
6. 33-12 Los Ositos

This assessment will be conducted as soon as we have Multifamily Tenant Characteristic System (MTCS) occupancy data available.