

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlans

AnnualPlanforFiscalYear2003

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONS LOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: YumaCountyHousingDepartment

PHANumber: AZ013

PHAFiscalYearBeginning:07/2003

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 2000 -2004
[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: (state mission here)

The mission of the Yuma County Housing Department is to assist low income families with safe, decent and affordable housing opportunities as they strive to achieve self -sufficiency and improve the quality of their lives. This mission shall be accomplished by a fiscally responsible, creative organization committed to excellence in public service.

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 EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS . (Quantifiable measures would include targetssuch as: number of families served or PHAScores achieved.) PHA 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 (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:

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

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistancerecipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other:(listbelow)

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:(listbelow)

Other PHA Goals and Objectives:(listbelow)

Continue affirmative measures to ensure a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and/or disability.

AnnualPHAPlan
PHAFiscalYear2003
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

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

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypoliciesofthePHAthatyouhaveincludedintheAnnualPlan.

TheYumaCountyHousingDepartmentiscommittedtohigh-quality performance.Ourshortandlong-termstrategiesinvolvecontinuous-going partnershipsinvolvingourlowandmoderate-income residentsandvarious communitygroups/organizations.

Ourprimaryshortandlong-termgoalsare:(1)enhancingpublichousing security,(2)improvingpublichousingquality(modernizationrehab),(3)seeking additionalsupportiveservicesto enhanceour residents self-sufficiencyefforts,(4) strengtheningresident leadershipthroughfuturegrant applications,(5) continuingtheimplementationofavoucherhomeownershipprogram,and(6) implementingaHOMEhousingrehabilitationgrantforthereplacementofsubstandardmobilehomes.

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan,includingattachments,andalistofsupporting documentsavailableforpublicinspection.

TableofContents

Page#

AnnualPlan

- i. ExecutiveSummary
- ii. TableofContents
 - 1. HousingNeeds
 - 2. FinancialResources
 - 3. PoliciesonEligibility,SelectionandAdmissions
 - 4. RentDeterminationPolicies
 - 5. OperationsandManagementPolicies

6. Grievance Procedures
7. Capital Improvement Needs
8. Demolition and Disposition
9. Designation of Housing
10. Conversions of Public Housing
11. Homeownership
12. Crime and Safety
13. Pets (Inactive for January 1 PHAs)
14. Civil Rights Certifications (included with PHA Plan Certifications)
15. Audit
16. Asset Management
17. Other Information

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, et c.) 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 – **Attachment “A”**
- ACOP Resolution – **Attachment “B”**
- FY2003 Capital Fund Program Annual Statement – **Attachment “C”**
- 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
- FY2003 Capital Fund Program 5 Year Action Plan – **Attachment “D”**
- Public Housing Drug Elimination Program (PHDEP) Plan
 - Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) – **Attachment “E”**
- Other (List below, providing each attachment name)
 - Pest Control Policy – **Attachment “F”**
 - PHA Certification of Compliance with the State of Arizona's Consolidated Plan – **Attachment “G”**
 - Agency Plan Resolution and Certifications – **Attachment “H”**
 - RASS follow up plan – **Attachment “I”**
 - Voluntary Conversion Initial – **Attachment “J”**

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
<input checked="" type="checkbox"/>	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<input checked="" type="checkbox"/>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<input checked="" type="checkbox"/>	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
<input checked="" type="checkbox"/>	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
<input checked="" type="checkbox"/>	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
<input checked="" type="checkbox"/>	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/> *	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
<input checked="" type="checkbox"/> *	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
<input checked="" type="checkbox"/> *	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach	Annual Plan: Operations and Maintenance

FY 2003 Annual Plan

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	infestation)	
<input checked="" type="checkbox"/>	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved 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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self - Sufficiency
<input checked="" type="checkbox"/>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self - Sufficiency
N/A	Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self - Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi - annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
<input checked="" type="checkbox"/>	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1.StatementofHousingNeeds

[24CFRPart903.79(a)]

A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

BasedupontheinformationcontainedintheConsolidatedPlan/sapplicabletothejurisdiction,and/or otherdataavailabletothePHA,provideastatementofthehousingneedsinthejurisdictionby completingthefollowingtable.Inthe“Overall”Needscolumn,providetheestimatednumberofrenter familiesthathavehousingneeds.Fortheremainingcharacteristics,ratetheimpactofthatfactoronthe housingneedsforeachfamilytype,from1to5,with1being“noimpact”and5being“severeimpact.” UseN/AtoindicatehatnoinformationisavailableuponwhichthePHAcannmakethisassessment.

HousingNeedsofFamiliesintheJurisdiction byFamilyType							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income<=30% ofAMI	455	5	5	4	3	2	5
Income>30%but <=50%ofAMI	390	5	5	4	3	2	5
Income>50%but <80%ofAMI	622	5	5	4	3	2	5
Elderly	36	5	5	4	3	2	5
Familieswith Disabilities	30	5	5	4	3	2	5
White	27	5	5	4	3	2	5
African-American	21	5	5	4	3	2	5
AmericanIndian	13	5	5	4	3	2	5
Asian/Pacific Islander	4	5	5	4	3	2	5
Hispanic	691	5	5	4	2	2	5

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthat apply;allmaterialsmustbemad eavailableforpublicinspection.)

- ConsolidatedPlanoftheJurisdiction/s
Indicateyear:1999
- U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy
 (“CHAS”)dataset
- AmericanHousingSurveydata
Indicateyear:
- Otherhousingmarketstudy
Indicateyear:
- Othersources:(listandindicateyearofinformation)

**1.1996HousingMarketAnalysis –MarineCorpsAirStationYuma,AZ
(1997).**

**2.YumaCounty1997StatisticalReview –NortonConsulting
FY2003AnnualPlan**

(December 1998).

1. U.S. Census Bureau Websites –(2000)
2. Yuma County Housing Department –Waiting list combined with public housing program families.
3. State of Arizona’s County Profile.
4. Yuma County Housing Department –waiting list combined with public housing program families.
5. State of Arizona’s County Profile.

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. PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

1. Housing Needs of Public Housing families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant –based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site –Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	749		47
Extremely low income <= 30% AMI	409 Families	55%	
Very low income (>30% but <=50% AMI)	198 Families	26%	
Low income (>50% but <80% AMI)	142	19%	
Families with children	567 Families	76%	
Elderly families	98 Families	13%	
Families with Disabilities	84 Families	11%	
White	299 Families	40%	
African-American	2 Families	0%	
American Indian	6 Families	1%	
Asian/Pacific Islander	2 Families	0%	
Hispanic	439 Families	59%	

FY 2003 Annual Plan

1.HousingNeedsof PublicHousing familiesontheWaitingList			
Characteristicsby BedroomSize (PublicHousing Only)			
1BR	262	55%	
2BR	355	47%	
3BR	108	14%	
4BR	24	03%	
5BR	0	0%	
5+BR	0	0%	
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Ifyes:			
Howlonghasitbeenclosed(#ofmonths)?			
DoesthePHAexpectreopentheListint hePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes			
DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

2.HousingNeedsofSection8FamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input checked="" type="checkbox"/> Section8tenant -basedassistance			
<input type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	1,315Families		60
Extremelylow income<=30%AMI	773Families	59%	
Verylowincome (>30%but<=50% AMI)	346Families	26%	
Lowincome (>50%but<80% AMI)	194Families	15%	

FY2003AnnualPlan

2.HousingNeedsofSection8FamiliesontheWaitingList			
Familieswith children	971Families	74%	
Elderlyfamilies	261Families	20%	
Familieswith Disabilities	83Families	06%	
White	487Families	37%	
African-American	3Families	0%	
AmericanIndian	3Families	0%	
Asian/Pacific Islander	0Families	0%	
Hispanic	822Families	63%	

C.StrategyforAddressingNeeds

The Yuma County Housing Department strives to address the housing needs of approximately 2,064 families. Because of the limited number of county -owned housing units and Section 8 Vouchers administered by the Housing Department, only 40% of those families are presently being housed.

With no new development funds coupled with limited modernization, the Housing Department is now faced with primarily serving very low -income families while facing competition from local private developers in attracting moderate income families. The undesired effect of this situation is poverty concentration.

Under the Housing Department's existing housing programs, 76% of the families currently housed have incomes of less than 30% of median. To the contrary, we find that over 25% of the working families on the waiting list have incomes of 50 -80% of median.

To be more competitive and deconcentrate poverty in our developments, the Housing Department must attract higher income families into its lower -income developments. Accordingly, we shall apply for Public Housing Capital Funds to make the necessary modernization improvements to existing housing units.

In addition, we plan to address the housing needs of families in the jurisdiction and on the waiting list through continued efforts to market the Section 8 program to owners (i.e., particularly those outside the areas of minority and poverty concentration). The Housing Department shall also apply for additional Section 8 units, should Section 8 units, should they become available.

(1)Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off -line

FY2003 Annual Plan

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

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

Select all that apply

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

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

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

Select all that apply

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

Continue on -going resident self -sufficiency efforts working closely with the jurisdiction -wide resident council and local support services.

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[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 2003 grants)		
a) Public Housing Operating Fund	\$632,200	
b) Public Housing Capital Fund	\$313,111	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	

FY 2003 Annual Plan

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
e) Annual Contributions for Section 8 Tenant -Based Assistance	\$2,088,131	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	
g) Resident Opportunity and Self - Sufficiency Grants	-0-	
h) Community Development Block Grant	N/A	
i) HOME	\$300,000	
Other Federal Grants (list below)	N/A	
<i>Family Self -Sufficiency</i>	\$27,510	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
<i>2003 ROSS Grant</i>	-0-	
3. Public Housing Dwelling Rental Income		
	\$245,693	Public Housing Operations
4. Other income (list below)		
<i>Non-rental</i>	\$8,000	Public Housing Operations
Sources	Planned \$	Planned Uses
Interest Income	\$4,500	Public Housing Operations
5. Non -federal sources (listed below)	N/A	
Total resources	\$3,304,048	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

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

nt

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

When a family is next on the waiting list.

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)
- Citizenship/legal immigration status.
 - Prior landlord references.
 - History of disturbing neighbors or destruction of property.
 - Fraud in connection with any Housing Program.
 - Alcohol abuse that interferes with the health, safety or right to peaceful enjoyment by others.

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

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

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

(2) Waiting List Organization

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

FY2003 Annual Plan

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)

a) **“Skipping” to meet deconcentration goals.**

b) **Families displaced through Yuma County Action or are referred from the Yuma County Attorney Victim Witness Program .**

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 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 reprisals or hate crimes
- Other preference(s) (list below)

FY 2003 Annual Plan

- a) **“Skipping” to meet deconcentration goals.**
- b) **Families displaced through Yuma County Action or are referred from the Yuma County Attorney Victim Witness Program.**

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.

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

- a) **“Skipping” to meet deconcentration goals**
- b) **Families displaced through Yuma County Action or are referred from the Yuma County Attorney Victim Witness Program.**

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)

Move-in orientation (website).

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)

Change in citizens hip/eligible immigrant status.

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) development to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing? **Reference Policy for Deconcentration – Attachment "A"**

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

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

Adoption of site based waiting lists
If selected, list targeted developments below:

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

Pecan Shadows Apartments – Yuma, AZ
Valley Vista Apartments – Somerton, AZ
Moctezuma Apartments – San Luis, AZ

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

FY 2003 Annual Plan

PecanShadowsApartments –Yuma,AZ
ValleyVistaApartments –Somerton,AZ
MoctezumaApartments –Somerton,AZ

Other(listpoliciesanddevelopmentstargetedbelow)

d. Yes No:DidthePHAadoptanychangesto **other**policiesbasedonthe resultsoftherequiredanalysisoftheneedfordec oncentration ofpovertyandincomemixing?

e.Iftheanswerto(d)wasyes,howwouldyoudescribethesechanges?(selectallthat apply)

- Additionalaffirmativemarketing(oncewehavesecuredcapitalfundsforunit renovationimprovementsincreasingmarketability)
- Actionstoimprovethe marketabilityofcertaindevelopments
- Adoptionoradjustmentofceilingrentsforcertaindevelopments
- Adoptionofrentincentivestoencourage deconcentrationofpovertyand income-mixing
- Other(listbelow)

f.Basedontheresultsoftherequiredanalysis,inwhichdevelopmentswillthePHA makespecial effortstoattractorretainhigher -incomefamilies?(selectallthatapply)

- Notapplicable:resultsofanalysisdidnotindicateaneedforsuchefforts
- List(anyapplicable)developmentsbelow:

PecanShadowsApts. –Yuma,AZ
ValleyVistaApts. –Somerton,AZ
MoctezumaApts. –SanLuis,AZ

g.Basedontheresultsoftherequiredanal ysis,inwhichdevelopmentswillthePHA makespecial effortstoassureaccessforlower -incomefamilies?(selectallthatapply)

- Notapplicable:resultsofanalysisdidnotindicateaneedforsuchefforts
- List(anyapplicable)developmentsbelow:

B.Section8

Exemptions:PHAsthatdonotadministersection8arenotrequiredto completesub -component3B.
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)

Housing Agency Debt.

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

The extent of the criminal search depends upon the outcome of the local law enforcement search.

- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug -related activity
 - Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)
- PHA main administrative office
 - Other (list below)

Pecan Shadows Apartments – Yuma, AZ
Valley Vista Apartments – Somerton, AZ
Moctezuma Apartments – San Luis, AZ

(3) Search Time

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

If yes, state circumstances below:

If the family documents their efforts, and additional time can reasonably be expected to result in a successful search, or if the family contains a person with a disability.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

FY 2003 Annual Plan

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - a) **“Skipping” to meet deconcentration goals.**

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.

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with equal preferences 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 preference to income targeting requirements: (select one)

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

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and 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)

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 notification is given to applicants and owners as may be necessary in local English and Spanish newspaper, radio and television stations. Special contacts are made as needed with local agencies who are service providers for very -low income working families, minority, elderly, handicapped or disabled persons or families.

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHA 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)
FY 2003 Annual Plan

- 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?

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

Section 8 Administrative Plan and Public Housing Program ACOP.

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:

The Yuma County Housing Department has set the minimum rent at \$50.

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 review determinations:

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

- Never
- At family option

- 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)
- Anytime the family has a change of income or family compensation.**

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

B. Section 8 Tenant -Based Assistance

Exemptions: 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 payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

**Public Housing Program ACOP and Section 8
Administrative Plans.**

5. Operations and Management

[24 CFR Part 903.79(e)]

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

Small PHA

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:

FY 2003 Annual Plan

B. HUD Programs Under PHA Management

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

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

C. Management and Maintenance Policies

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

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

Reference Pest Control Policy – Attachment "H"

(2) Section 8 Management: (list below)

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 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

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 24CFR 982?

If yes, list additions to federal requirements below:

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)

Valley Vista Apartment, Somerton, AZ
Moctezuma Apartments, San Luis, AZ
Pecan Shadow Apartments, Yuma, AZ

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) – **FY2003 Capital Fund Program Annual Statement – Attachment “C”**

-or-

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

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 – **FY2003 Capital Fund Program 5 Year Action Plan – Attachment “D”**.

-or-

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

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

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

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

1. Development name:

2. Development (project) number:

FY2003 Annual Plan

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

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

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

If yes, list development name/s below:

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

If yes, list developments or activities below:

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

If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>

FY2003 Annual Plan

4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[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:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
FY 2003 Annual Plan	

Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously -approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

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

A. Assessments of Reasonable Revitalization Pursuant to Section 202 of the HUD 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 a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

FY2003 Annual Plan

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

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11 A: Section 8 only PHAs 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

FY 2003 Annual Plan

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 a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

FY2003 Annual Plan

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

b. PHA - established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

Participation in Section 8 FSS

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? DD/MM/YY

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

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

- Public housing rent determination policies

FY 2003 Annual Plan

Section 8		
-----------	--	--

- 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

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

FY 2003 Annual Plan

- 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)

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)

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

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- Police provide crime data to housing authority staff for analysis and action

- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

Valley Vista apartments
Moctezuma apartments
Pecan Shadows Apartments

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2002 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. **Attachment – “F”.**

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16.F Fiscal Audit

[24CFR Part 903.79(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 fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain?
5. Yes No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17.PHA Asset Management

[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.

The Yuma County Housing Department is a small PHA?

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

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

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

18. Other Information

[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 at Attachment (Filename) **Comments of Resident Advisory Board – Attachment “G”** .
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.

FY 2003 Annual Plan

- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

Public Housing Residents

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: **State of Arizona**

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)

FY 2003 Annual Plan

- ThePHAhasbaseditsstatementofneedsoffamiliesinthejurisdictiononthe needsexpressedintheConsolidatedPlan/s.
- ThePHAhasparticipatedinanyconsult ationprocessorganizedandofferedby theConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.

4.TheConsolidatedPlanofthejurisdictionsupportsthePHAPlanwiththefollowing actionsandcommitments:(describebelow)

D.OtherInformationRequiredbyHUD

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

FY2003 Annual Plan

Attachments

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

1. Policy for Deconcentration – Attachment “A”
2. ACOP Resolution – Attachment “B”
3. FY2003 Capital Fund Program Annual Statement – Attachment “C”
4. FY2003 Capital Fund Program 5 Year Action Plan – Attachment “D”
5. Public and Resident Comments – Attachment “E”
6. Pest Control Policy – Attachment “F”
7. PHA Certification of Compliance with the State of Arizona’s Consolidated Plan – Attachment “G”
8. Agency Plan Resolution and Certifications – Attachment “H”
9. RASS follow up plan – Attachment “I”
10. Voluntary Conversion Initial – Attachment “J”
11. Central Advisory Resident Council – Attachment “K”
12. Progress in meeting 5 – Year Plan Mission and Goals – Attachment “L”

PHA Plan Table Library

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

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number AZ20PO1350103 FFY of Grant Approval:

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non -CGP Funds	
2	1406 Operations	\$30,100
3	1408 Management Improvements	
4	1410 Administration	\$30,111
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$17,000
8	1440 Site Acquisition	
9	1450 Site Improvement	\$5,000
10	1460 Dwelling Structures	\$162,000
11	1465.1 Dwelling Equipment - Nonexpendable	
12	1470 Nondwelling Structures	\$68,900
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$313,111
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	-0-
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-WIDE	Operations	1406	\$30,100
	Administration	1410	\$30,100
	Fees and Costs	1430	\$17,000
Valley Vista	Replace refrigerator	1460	\$12,000
13-1	Replace floor tile	1460	\$25,000
	Install interior walls insulation	1460	\$10,000
	Install interior dry walls	1460	\$25,000
	Paint interior walls	1460	\$20,000
	Replace laundry room drains and vent pipes	1460	\$10,000
13-2	Replace incandescent lights with fluorescent	1460	\$5,000
	Replace medicine cabinets	1460	\$4,000
	Replace incandescent lights with fluorescent	1460	\$5,000
13-5	Replace bathroom cabinets	1460	\$6,000
13-1,2,5,6	Sea/coat parking lot	1450	\$5,000
13-18	Replace gas stoves	1460	\$12,500
	Remodel exterior main office building	1470	\$68,900
	Replace gas water heaters	1460	\$10,000
	Replace gas stoves	1460	\$17,500

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
<p>HA-Wide</p> <p>Valley Vista Apartments 13-1,2,5,6</p> <ul style="list-style-type: none"> • Replace refrigerator • Replace floor Tile • Install interior walls • Paint interior walls • Replace laundry room drains and vent pipes • Replace incandescent lights with fluorescent • Replace medicine cabinets • Replace bathroom cabinets • Seal/coat parking lot • Replace gas stoves • Remodel exterior main office building <p>Pecan Shadows Apartments 13-18</p> <ul style="list-style-type: none"> • Replace gas water heater • Replace gas stoves 	<p>September 30, 2004</p>	<p>September 30, 2005</p>

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

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

Optional 5 -Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
Description of Needed Physical Improvements or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years					

ATTACHMENT“A”

POLICY

FOR

DECONCENTRATION

FY2003AnnualPlan

Hud5007
OMBApprovalNo.2577 -003
Expires:03/31/03

Yuma County
Yuma, Arizona

OFFICE OF
THE BOARD OF SUPERVISORS

198 Main Street
Yuma, Arizona 85364



BOB MCLENDON
DISTRICT 1
LUCY SHIPP
DISTRICT 2
KATHRYN CASEY PROCHASKA
DISTRICT 3
MARCO A. (TONY) REYES
DISTRICT 4
GREG FERGUSON
DISTRICT 5
WALLY HILL
COUNTY ADMINISTRATOR

THE BOARD OF SUPERVISORS, HOUSING DEPARTMENT OF YUMA COUNTY
RESOLUTION NO. 00- 11

ADOPTING THE DECONCENTRATION POLICY FOR THE LOW RENT PUBLIC
HOUSING DEVELOPMENTS OF THE YUMA COUNTY HOUSING DEPARTMENT

WHEREAS, the U.S. Department of Housing and Urban Development and the Board of Supervisors of the County of Yuma, Arizona, requires the Housing Department to prepare a Deconcentration Policy and amend its Admissions Policy for the Low Rent Public Housing Developments, that is responsive to local conditions and complies with the Quality Housing Work Responsibility Act;

WHEREAS, the Housing Department prepared and submitted to the Board of Supervisors for their review and approval, the Deconcentration Policy and amended Admissions Policy that will afford deconcentration of poverty and encouragement of income mixing in the public housing developments of the Yuma County Housing Department;

NOW THEREFORE, BE IT RESOLVED, after review of the Deconcentration Policy for the Public Housing Program, the Board of Supervisors hereby adopts and authorizes said policy.

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF YUMA COUNTY THIS
MARCH 20, 2000 by the following vote of the Board of Supervisors:

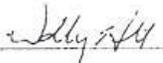
AYES: FOUR

NAYS: NONE

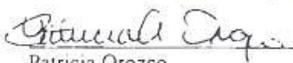
ABSENT: GREG FERGUSON

ABSENT:

ATTEST:


Wally Hill,
Clerk of the Board/County Administrator


Lucy Shipp, Chairman
Yuma County Board of Supervisors


Patricia Orozco,
County Attorney

ATTACHMENT“B”

ACOPRESOLUTION

FY2003AnnualPlan

HUD50075
OMBApprovalNo.2577 -002
Expires:03/31/03



**YUMA COUNTY BOARD OF SUPERVISORS
RESOLUTION NO. 02-14**

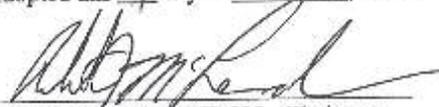
**ADOPT THE AMENDED LOW RENT PUBLIC
HOUSING PROGRAM
ADMISSIONS AND CONTINUED
OCCUPANCY POLICY OF THE
YUMA COUNTY
HOUSING DEPARTMENT**

WHEREAS: The U.S. Department of Housing and Urban Development and the Board of Supervisors of the County of Yuma, Arizona, requires the Housing Department to amend the Low Rent Public Housing Program Admissions and Continued Occupancy Policy according to the Quality Housing and Work Responsibility Act.

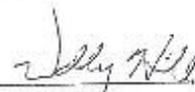
WHEREAS: The Housing Department amended and submitted to the Board of Supervisors for their review and approval, the Low Rent Public Housing Program Admissions and Continued Policy according to the Quality Housing and Work Responsibility Act.

NOW, THEREFORE, BE IT RESOLVED, after review of the amended Low Rent Public Housing Program Admissions and Continued Occupancy Policy, the Board of Supervisors hereby adopts and approves the policy.

Adopted this 4 day of March, 2002


ROBERT J. MCLENDON, Chairman

ATTEST:


WALLY HILL,
County Administrator

ATTACHMENT“C”

FY2003CAPITALFUNDPROGRAM

ANNUALSTATEMENT

FY2003AnnualPlan

HUD50075
OMBApprovalNo.2577 -002
Expires:03/31/03

PHA Plan Table Library

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

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number AZ20PO1350103 FFY of Grant Approval:

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non - CGP Funds	
2	1406 Operations	\$30,100
3	1408 Management Improvements	
4	1410 Administration	\$30,111
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$17,000
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11	1465.1 Dwelling Equipment - Nonexpendable	
12	1470 Nondwelling Structures	\$68,900
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$313,111
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	-0-
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement

Table Library

CapitalFundProgram(CFP)PartII:SupportingTable

Development Number/Name HA-WideActivi ties	GeneralDescriptionofMajorWork Categories	Development Account Number	Total Estimated Cost
HA-WIDE	Operations	1406	\$30,100
	Administration	1410	\$30,100
	FeesandCosts	1430	\$17,000
ValleyVista 13-1	Replacerefrigerator	1460	\$12,000
	ReplacefloorTile	1460	\$25,000
	Installinteriorwallsinsulation	1460	\$10,000
	Installinteriordrywalls	1460	\$25,000
	Paintinteriorwalls	1460	\$20,000
	Replacelaundryroomdrainsandvent pipes	1460	\$10,000
13-2	Replaceincandescentlightswith fluorescent	1460	\$5,000
	Replacemedicinecabinets	1460	\$4,000
	Replaceincandescentlightswith fluorescent	1460	\$5,000
13-5	Replacebathroomcabinets	1460	\$6,000
13-1,2,5,6	Sea/coatparkinglot	1450	\$5,000
13-18	Replacegasstoves	1460	\$12,500
	Remodelexteriormainofficebuilding	1470	\$68,900
	Replacegaswaterheaters	1460	\$10,000
	Replacegasstoves	1460	\$17,500

AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule

DevelopmentNumber/Name HA-WideActivites	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)
<p>HA-Wide</p> <p>Valley Vista Apartments 13-1,2,5,6</p> <ul style="list-style-type: none"> • Replace refrigerator • Replace floor Tile • Istall interior walls • Paint interior walls • Replace laundry room drains and vent pipes • Replace incandescent lights with fluorecent • Replace medicine cabinests • Replace bathroom cabinets • Seal/coat parking lot • Replace gas stoves • Remodel exterior main office building <p>Pecan Shadows Apartments 13-18</p> <ul style="list-style-type: none"> • Replace gas water heater • Replace gas stoves 	<p>September 30, 2004</p>	<p>September 30, 2005</p>

ATTACHMENT“D”

FY2003CAPITALFUNDPROGRAM

5YEARACTIONPLAN

FY2003AnnualPlan

HUD50075
OMBApprovalNo.2577 -002
Expires:03/31/03

5-Year Action Plan for Capital Fund

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

Optional 5 - Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PHA Wide	All developments	-0-	-0-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Administration			\$19,000	2001
Fees and costs			\$30,000	2001
Administration			\$19,000	2002
Fees and costs			\$30,000	2002
Administration			\$19,000	2003
Fees and costs			\$30,000	2003
Administration			\$19,000	2004
Fees and costs			\$30,000	2004
Totalestimatedcostovernext5years			\$196,000	

5-Year Action Plan for Capital Fund

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

Optional 5 - Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
13-1	Valley Vista Apts.	-0-	-0-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace exterior door locks			\$10,000	2001
Replace water commodes and shut off valves			\$4,500	2001
Install new parking lot			\$58,881	2001
Paint exterior walls and trim			\$15,000	2002
Upgrade sprinkler systems			\$5,000	2002
Replace faucets and shut off valves			\$5,000	2002
Install floor carpet			\$25,000	2002
Replace incandescent lights with fluorescent lights			\$11,000	2003
Install dusk to dawn exterior lights			\$5,000	2003
Install ceiling fans throughout unit			\$5,000	2003
Remodel exterior buildings			\$49,500	2003
Replace kitchen exhaust fans			\$4,000	2004
Resurface asphalt roads and parking lots.			\$6,000	2004
Install kitchen microwave ovens			\$5,000	2004
Replace stoves and refrigerators			\$11,000	2004

Totalestimatedcostovernext5years	\$219,881	

5-Year Action Plan for Capital Fund

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

Optional 5 -Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
13-2	Valley Vista Apts.	-0-	-0-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace exterior door locks			\$10,000	2001
Replace water commodes and shutoff valves			\$4,501	2001
Install new parking lot			\$58,881	2001
Paint exterior walls and trim			\$15,000	2002
Upgrade sprinkler systems			\$5,000	2002
Replace faucets and shutoff valves			\$5,000	2002
Install floor carpet			\$25,000	2002
Replace incandescent lights with fluorescent lights			\$10,000	2003
Install dusk to dawn exterior lights			\$5,000	2003
Install ceiling fans throughout unit			\$5,000	2003
Remodel exterior building			\$50,262	2003
Replace kitchen exhaust fans			\$4,000	2004
Resurface asphalt roads and parking lots.			\$5,000	2004
Install kitchen microwave ovens			\$5,000	2004

Replace stoves and refrigerators	\$11,000	2004
Totalestimatedcostovernext5years	\$218,644	

5-Year Action Plan for Capital Fund

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

Optional 5 -Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
13-5	Valley Vista Apts.	-0-	-0-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install ceiling fans throughout units			\$12,000	2001
Install dusk to dawn exterior lights			\$6,000	2001
Replace kitchen exhaust fans			\$5,000	2001
Replace bathroom exhaust fans			\$3,000	2002
Install floor carpet			\$20,000	2002
Add shade structure to wastewater treatment plant			\$5,000	2002
Replace toilets and shutoff valves			\$6,000	2003
Replace interior and exterior door locks			\$6,000	2003
Paint interior and exterior walls and doors			\$30,000	2003
Upgrade sprinklers system			\$5,000	2003
Install kitchen microwave ovens			\$6,000	2004
Replace stoves and refrigerators			\$20,000	2004

Replace water heaters	\$8,000	2004
Resurface asphalt roads and parking lots	\$8,000	2004
Total estimated cost over next 5 years	\$140,000	

5-Year Action Plan for Capital Fund

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

Optional 5 - Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
13-6	Valley Vista Apts.	-0-	-0-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install ceiling fans throughout units			\$8,000	2001
Install dusk to dawn exterior lights			\$4,000	2001
Replace kitchen exhaust fans			\$3,000	2001
Install kitchen garbage disposals			\$5,000	2001
Replace bathroom exhaust fans			\$2,762	2002
Install floor carpet			\$21,000	2002
Replace toilets and shutoff valves			\$4,000	2003
Replace interior and exterior door locks			\$4,000	2003
Paint interior and exterior walls and doors			\$20,000	2003
Upgrade sprinkler system			\$5,000	2003

Install kitchen microwave ovens	\$4,000	2004
Replace stoves and refrigerators	\$10,000	2004
Replace water heaters	\$7,000	2004
Resurface asphalt roads and parking lots	\$7,000	2004
Replace roof shingles	\$45,000	2004
Total estimated cost over next 5 years	\$149,762	

5-Year Action Plan for Capital Fund

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

Optional 5 -Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
13-9	Moctezuma Apts.	-0-	-0-

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Install fire extinguishers	\$2,000	2001
Upgrade sprinklers system	\$22,000	2001
Install concrete for basketball court	\$10,000	2001
Install ceiling fans throughout unit	\$10,000	2002
Install floor carpet	\$40,000	2002
Replace kitchen and bathroom cabinets	\$50,000	2002
Replace kitchen exhaust fans	\$7,000	2002

Replaceinteriorandexteriordoorlocks	\$10,000	2003
Installkitchenmicrowaveovens	\$10,000	2003
Resurfaceasphaltroads&parkinglots	\$10,000	2003
Replacetoi letsandshutoffvalves	\$10,000	2003
Replacewaterheaters	\$10,000	2004
Replacestovesandrefrigerators	\$30,000	2004
Paintexteriorwallsandtrim	\$30,000	2004
Totalestimatedcostovernext5years	\$251,000	

5-YearActionPlanforCapitalFund

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

Optional5 -YearActionPlanTables			
Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	%Vacancies inDevelopment
13-18	Pecan Shadow Apts.	-0-	-0-
DescriptionofN eededPhysicalImprovementsorManagement Improvements			Estimated Cost
			PlannedStart Date (HAFiscalYear)
Installcarbonmonoxidealarms			\$15,000
Installdusktodawnexteriorlights			\$10,000
Installconcreteforbasketballcourt			\$10,000
Addkitchenfacilitiestocommunitybuilding			\$20,000
Replacefaucetsandshutoffvalves			\$5,000
Installscreendoors			\$10,000
Resurfaceparkinglots			\$5,000
Installkitchenmicrowaveovens			\$10,000
Replacekitchenexhaustfans			\$8,000

Replace window blinds	\$15,000	2003
Replace incandescent lights with fluorescent lights	\$12,000	2004
Replace water heaters	\$10,000	2004
Replace toilets and shutoff valves	\$5,762	2004
Total estimated cost over next 5 years	\$135,762	

ATTACHMENT“E”

PUBLICANDRESIDENT

COMMENTS

FY2003AnnualPlan

HUD50075
OMBApprovalNo.2577 -002
Expires:03/31/03

YUMA COUNTY HOUSING CENTRAL ADVISORY RESIDENT COUNCIL

Meeting Agenda

Meeting Title	Board Meeting	Start Time	1:00 p.m.
Results Desired		Stop Time	2:00 p.m.
Date	February 12, 2003	Place	Valley Vista Apartments Office

PERSONS ATTENDING

1	Ramon Aguirrebarrena, President	(ABSENT)	2	Maria Gutierrez, Vice-President	Maria A. Gutierrez
3	Maria Cenicerros, Treasurer	Maria E. Cenicerros	4	Elvira Medina, Secretary	Elvira Medina
5	Section 8 Participant	BERNISE ZEREDA (ABSENT)	6	Teresa Sanchez, Resident Coordinator	T. Sanchez
7	Yolanda Del Campo, Housing Inspector	Yolanda Del Campo	8		
9			10		
11			12		
13			14		
15			16		
17			18		
19			20		

ITEMS TO BE DISCUSSED

1	Review and Approve the Public Housing Agency Annual Plan (FY 2003)	X
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4		
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MEETING NOTES

1	PLAN REVIEWER AND APPROVED BY RESIDENT COUNCIL MEMBERS 2/12/03
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YUMA COUNTY HOUSING DEPARTMENT RESIDENT ADVISORY COUNCIL BOARD

MEETING DATE: February 12, 2003

ATTENDEES: Maria Gutierrez, Resident Advisory Council Board Member
Maria Cenicerros, Resident Advisory Council Board Member
Elvira Medina, Resident Advisory Council Board Member
Teresa Sanchez, YCHD Resident Coordinator
Yolanda DelCa mpo, YCHD Inspector

TOPIC DISCUSSED: Review and approve the Public Housing Agency Annual Plan.

1. Meeting called to order at 1:00 p.m.
2. Motion was made for opening discussion of the meeting.

COMMENTS:

1. Ms. Sanchez stated reason for meeting – to review and approve Public Housing Agency Annual Plan. Ms. Sanchez explained that the only change made to the Agency Annual Plan is that the Yuma County Housing Department will continue to implement the HOME housing rehabilitation grant. This grant was obtained by the Department Development Services to replace substandard mobile homes in *colinias* and other low-income neighborhoods in Yuma County.
2. RC Board members asked what repairs will be done in the three (3) projects this year.
3. Ms. Sanchez reviewed the following repairs for Year 2003:
Valley Vista
(13-1): Replace incandescent lights with fluorescent lights; install dusk to dawn exterior lights; install ceiling fans throughout unit; remodel exterior buildings.
(13-2): Replace incandescent lights with fluorescent lights; install dusk to dawn exterior lights; install ceiling fans throughout unit; remodel exterior buildings.
(13-5): Replace toilets and shutoff valves; replace interior and exterior door locks; paint interior and exterior walls and doors; upgrade sprinklers system.
(13-6): Replace toilets and shutoff valves; replace interior and exterior door locks; paint interior and exterior walls and doors; upgrade sprinklers system.
Moctezuma: Replace interior and exterior door locks; install kitchen microwave ovens; resurface asphalt roads & parking lots; replace toilets and shutoff valves.

PecanShadows: Installkitchenmicrowaveovens;replacekitchen
exhaustfans;replacewindowblinds.

MOTIONS:

A motion was made by Maria Gutierrez to approve the Agency Annual Plan as presented.
Motion was second by Maria Ceniceros and approved by unanimous consent.

Meeting Adjourned at 1:45 p.m.

ATTACHMENT‘F’

PESTCONTROLPOLICY

FY2003AnnualPlan

HUD50075
OMBApprovalNo.2577 -002
Expires:03/31/03

**Yuma County
Yuma, Arizona**

OFFICE OF
THE BOARD OF SUPERVISORS

198 Main Street
Yuma, Arizona 85364



BOB MCCLENDON
DISTRICT 1
LUCY SHIPP
DISTRICT 2
KATHRYN "CASEY" PROCHASKA
DISTRICT 3
MARCO A. (TONY) REYES
DISTRICT 4
GREG FERGUSON
DISTRICT 5
WALLY HILL
COUNTY ADMINISTRATOR

**THE BOARD OF SUPERVISORS, HOUSING DEPARTMENT OF YUMA COUNTY
RESOLUTION NO. 99- 10**

**ADOPTING THE PEST CONTROL POLICY FOR THE LOW RENT PUBLIC
HOUSING DEVELOPMENTS OF THE YUMA COUNTY HOUSING DEPARTMENT**

WHEREAS, the U.S. Department of Housing and Urban Development and the Board of Supervisors of the County of Yuma, Arizona, requires the Housing Department to prepare a Pest Control Policy according to the Quality Housing Work Responsibility Act of 1998 for the Low Rent Public Housing Developments;

WHEREAS, the Housing Department prepared and submitted to the Board of Supervisors for their review and approval the Pest Control Policy according to the Quality Housing and Work Responsibility Act of 1998;

NOW THEREFORE, BE IT RESOLVED, after review of the Pest Control Policy for the Low Rent Public Housing Developments, the Board of Supervisors hereby adopts and authorizes said policy.

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF YUMA COUNTY THIS
MARCH 20, 2000 by the following vote of the Board of Supervisors:

AYES: FOUR

NAYS: ZERO

ABSENT: GREG FERGUSON

ABSENT:

ATTEST: Wally Hill
Wally Hill,
Clerk of the Board/County Administrator

Lucy Shipp
Lucy Shipp, Chairman
Yuma County Board of Supervisors

Patricia Orozco
Patricia Orozco,
County Attorney

(520) 329-2104

Fax (520) 329-2001

TTD (520) 329-2104

Yuma County Government is dedicated to providing customer-focused services to enhance the health, safety, well-being and future of our entire community.

The Yuma County Housing Department

8450 W. Highway 95, Suite 88, Somerton, AZ 85350-2534 (520) 627-9576

Pest Control Policy

Pest Control Policy - Including
Eradication of Cockroaches Pursuant
to QHWRA of 1998.

by
BLP & ASSOCIATES
8705 S. Kolb Rd. * Suite 1-174
Tucson, AZ 85706 9607
Phone/Fax: (520) 574-5445
Email: blpassno@earthlink.net

Policy Statement

The Yuma County Housing Department recognizes the importance of pest and vermin control in providing a living environment of adequate health and safety for its residents. To achieve this control the Housing Department has adopted a pest control policy that will be implemented by the Facilities Maintenance Supervisor

PEST CONTROL AND EXTERMINATION

The Yuma County Housing Department will make all efforts to provide a healthy and pest-free environment for its residents. The Housing Department will determine which, if any, pests infest its properties and will then provide the best possible treatment for the eradication of those pests including cockroaches.

The Facilities Maintenance Supervisor will determine the most cost-effective way of delivering the treatments --whether by contractor or licensed Housing Department personnel.

The extermination plan will begin with an analysis of the current condition at each property. The Facilities Maintenance Supervisor shall make sure that an adequate schedule for treatment is developed to address any existing infestation. Special attention shall be paid to cockroaches. The schedule will include frequency and locations of treatment. Different schedules may be required for each property.

Resident cooperation with the extermination plan is essential. All apartments in a building must be treated for the plan to be effective. Residents will be given information about the extermination program at the time of move-in. All residents will be informed at least one week and again twenty-four hours before treatment. The notification will be in writing and will include instructions that describe how to prepare the unit for treatment. If necessary, the instructions shall be bilingual to properly notify the resident population.

ATTACHMENT“G”

PHACERTIFICATIONOF

COMPLIANCEWITHTHESTATEOF

ARIZONA’SCONSOLIDATEDPLAN

FY2003AnnualPlan

HUD50075
OMBApprovalNo.2577 -002
Expires:03/31/03

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Sheila D. Harris the Director of Gov. Office of Housing Dev. certify
that the Five Year and Annual PHA Plan of the Yuma County Housing Department is
consistent with the Consolidated Plan of State of Arizona prepared
pursuant to 24 CFR Part 91.

 01-13-2003

Signed/ Dated by Appropriate State or Local Official

Sheila D. Harris

ATTACHMENT“H”

AGENCYPLANS –RESOLUTION

ANDCERTIFICATIONS

FY2003AnnualPlan

HUD50075
OMBApprovalNo.2577 -002
Expires:03/31/03

**PHA Certifications of Compliance with the PHA Plans
and Related Regulations
Board Resolution to Accompany the PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Plan for PHA fiscal year beginning 7/1/03, hereinafter referred to as the Plan of which this document is a part and make the following certifications and agreements with the Department of Housing Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(e)(1).

8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
13. For PHA Plan that includes a PHDEP Plan as specified in 24 CFR 761.21: The PHDEP Plan is consistent with and conforms to the "Plan Requirements" and "Grantee Performance Requirements" as specified in 24 CFR 761.21 and 761.23 respectively and the PHA will maintain and have available for review/inspection (at all times), records or documentation of the following:
 - Baseline law enforcement services for public housing developments assisted under the PHDEP plan;
 - Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);
 - Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;
 - Coordination with other law enforcement efforts;
 - Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and
 - All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.
14. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
15. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(g).
16. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
17. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
18. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
19. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
20. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
21. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Yuma County Housing Department

Program/Activity Receiving Federal Grant Funding
PHDEP

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-L.L.I., Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3726, 3902)

Name of Authorized Official

Lorinda Lorinda Stuart

Title

Chairman of the Board/Yuma County

Signature

Date (mm/dd/yyyy)

07/03/03

ATTEST:

Previous edition is obsolete

WALLY HILL, CLERK OF THE BOARD/COUNTY ADMINISTRATOR

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Yuma County Housing Department

Program/Activity Receiving Federal Grant Funding
PHDEP

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-L.L.I., Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

London London Stuenkel
London London Stuenkel

Title

Chairman of the Board/Yuma County

Signature

Date (mm/dd/yyyy)

07/03/03

ATTEST:

Previous edition is obsolete

Wally Hill
WALLY HILL, CLERK OF THE BOARD/COUNTY ADMINISTRATOR

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name
Yuma County Housing Department

Program/Activity Receiving Federal Grant Funding

PHDEP

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Yuma County Housing Department
Valley Vista Apartments
8450 W. Highway 95
Somerton, Arizona

Yuma County Housing Department
Pecan Shadows Apartments
2650 W. 3rd Street
Yuma, Arizona

Yuma County Housing Department
Moctezuma Apartments
11145 S. Moctezuma Street
San Luis, Arizona

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official
Lenore Lorofia Stuart

Title
Chairman of the Board/Yuma County

Signature
x *Lenore Lorofia Stuart*

Date
02/03/03

ATTEST:

Wally Hill
WALLY HILL, CLERK OF THE BOARD/COUNTY ADMINISTRATOR

form HUD-50070 (3/99)
ref. Handbooks 7417.1, 7475.13, 7485.1 & 3

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Yuma County Housing Department 8450 W. Highway 95, Suite #88 Somerton, Arizona 85350 Congressional District, if known:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information processed through this form is authorized by title 31 U.S.C. and section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the filer. Should this information be made or omitted in error, this disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Lynne Loroña Stuart</u> Print Name: <u>Lynne Loroña Stuart</u> Title: <u>Chairman of the Board/Yuma County</u> Telephone No.: <u>927-329-2134</u> Date: <u>02/03/03</u>	
Federal Use Only:	Authorized for Local Reproduction Standard Form LLL (Rev. 7-87)	

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawardees include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-93-301."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0048. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0048), Washington, DC 20503.

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Approved by CMB
0348-0046

Reporting Entity: Yuma County Housing Department Page 1 of 3

ATTACHMENT“I”

RASSFOLLOWUPPLAN

FY2003AnnualPlan

HUD50075
OMBApprovalNo.2577 -002
Expires:03/31/03

RESIDENT ASSESSMENT FOLLOW -UP PLAN

Pursuant to a Resident Assessment Survey conducted by HUD's Real Estate Assessment Center, the Yuma County Housing Department is required to develop a follow-up plan for three areas of concern; Communication, Safety, and Housing Development appearance.

1) Communication:

There were seven questions in this section of the survey. YCHD received scores slightly lower than 75% on the following four questions.

- a) Do you think management provides you information about maintenance and repair (for example: water shut-off, boiler shut-down, modernization activities)? (65.3%)

In response to this concern, YCHD has implemented tenant orientation "walk-through" upon occupancy. Maintenance personnel and/or housing inspectors accompany new tenants on a tour of the unit, explaining all mechanical elements such as smoke detectors, circuit breakers, water shut-offs, ground fault circuit interrupters etc. In addition, presentations will be scheduled for Resident Advisory Council meetings regarding planned modernization activities on a quarterly basis throughout the year.

- b) Do you think management provides you information about the rules of your lease? (74%)

In response to this concern and in addition to the current tenant orientation conducted by Eligibility Workers, YCHD is in the process of translating the entire lease document, as well as other standard forms, into Spanish. The lease, in Spanish, will be available on request by April 31, 2003.

- c) Do you think management is responsive to your questions and concerns? (72.3%)

In response to this, YCHD will begin a monthly newsletter in which answers to tenant questions will be published in both English and Spanish.

- d) Do you think management is supportive of your resident/tenant organization? (74.1%)

YCHD has assisted the Resident Advisory Council in becoming a 501(c) 3 non-profit organization and has enlisted the aid of Yuma County

Election Services in conducting fair and open elections. In addition YCHD makes departmental vehicles available for the Resident Advisory Council to travel between the three projects. YCHD encourages the Resident Council to hold fund-raising events and will make facilities and staff available to assist in this. YCHD has also assisted the Resident Advisory Council in obtaining a ROSS grant for a new Career Training Center now in construction, which will be completed this year.

2) Safety:

There were 13 questions in this section. Responses scored less than 75% on the following four:

- a) How safe do you feel: in your unit/home? 73.3%
- b) How safe do you feel: in your building? 67.7%

Actions being taken in regard to these two questions have included the establishment of a police sub-station on-site and two additional surveillance cameras as well as the improved lighting etc. now in place. In response to the next questions, YCHD will continue to work with the Resident Advisory Council to identify areas of concern.

- c) Do you think any of the following contribute to crime in your development? (mark all that apply)
 - Bad lighting 59.3%

This response is puzzling since during the last year, YCHD has added 40 street lights in all three apartment complexes. However, YCHD will continue to work with residents to identify any remaining dark spots and seek proper illumination. Additionally remaining PHDEP funds will be redirected from a proposed basketball court to purchase of 159 "RHINO" photocell address/security fixtures.

- d) Are you aware of any crime prevention programs available to residents (For example: neighborhood watch, block watch, community policing, tenant patrol or street patrol)?

This response is also puzzling since representatives of the San Luis Police Department and Yuma County Sheriff's Department have both made presentations regarding the establishment of a neighborhood watch at Resident Advisory Council meetings during the past year. To date, no residents have volunteered to participate and two way radios purchased for the Resident Advisory Council for this purpose have gone unused. This response seems to indicate that a large number of respondents do not attend Resident Advisory Council meetings. Information regarding these programs will be disseminated to all residents by a monthly newsletter to be established.

3) Neighborhood appearance

There were 11 questions in this section, responses were below 75% on the following three:

- a) How satisfied are you with the upkeep of parking areas? (58%)

YCHD is in the process of expanding paved parking areas and has recently resurfaced the main office parking lot. A cleaning service has been contracted for regularly scheduled sweeping.

- b) How satisfied are you with the upkeep of recreation areas?

YCHD has recently completed a soccer field, is in the process of installing a new basketball court and has removed a basketball court in disrepair and replaced it with a new one. Additionally, obsolete playground equipment has been replaced. Barbeque grills have been installed and additional picnic tables are being purchased. YCHD will continue to add recreational equipment according to the expressed wishes of the residents as funding allows.

- c) How often, if at all, are any of the following a problem in your development: rodents and insects (indoor)? (71.2%)

YCHD has an existing pest policy. Any problems in this area are directly related to housekeeping practices. Eligibility workers will begin regularly scheduled home visits throughout the year and provide counseling where needed.

ATTACHMENT

COMPONENT 10(B) VOLUNTARY CONVERSION INITIAL ASSESSMENT

- (A) All three YCHD developments are subject to the required initial assessment.
- (B) No developments are exempt.
- (C) One assessment was done covering all YCHD properties.
- (D) None of YCHD's developments are appropriate for conversion.

ATTACHMENT“K”

YUMACOUNTYHOUSINGDEPARTMENT CENTRALADVISORYRESIDENTCOUNCIL

PRESIDENT

RamonAguirrebarrena

VICEPRESIDENT

MariaGutierrez

TREASURER

MariaCeniceros

SECRETARY

ElviraMedina

ATTACHMENT“ L”

Progressinmeeting5 -yearPlanMissionandGoal

FY2003AnnualPlan

HUD50075
OMBApprovalNo.2577 -002
Expires:03/31/03

ATTACHMENT L

Progress in meeting 5 -year Plan Mission and Goals

A. Our mission has not changed and we continue to achieve it on a daily basis.

B. Goals:

i. Expand the supply of assisted housing

We have applied for additional vouchers at every opportunity and have obtained 80. We will continue to apply for any available.

ii. Improve the quality of assisted housing

We have improved our PHAS score to 93 total, 91 net, and are currently designated High Performer.

We have improved our SEMAP score to 96, an overall rating of "HIGH".

We have increased customer satisfaction; our point-of-service survey for the past 12 months has resulted in an overall rating of 99.75% "Good" or "Excellent".

We continue to modernize our units and are well ahead of schedule in obligation and expenditure of CFP funds.

iii. Increase assisted housing choices

We continue to provide voucher mobility counseling on a regular basis.

We continue to conduct quarterly outreach meetings for current and potential landlords.

We have successfully implemented a Section 8 Voucher Homeownership program and have closed our first two loans. These are among the first in the state.

We are exceeding our goals in graduation of FSS participant to homeownership.

iv. Provide an improved living environment

Our admissions policy gives preference to persons residing "OR WORKING" in the county as a measure to bring higher income (employed) public housing households into lower income developments. Additionally, improvements in modernization and grounds maintenance create an attractive environment on a competitive level with private development.

We have implemented several public housing security improvements, including additional street lighting, individual unit dusk-to-dawn porch/address lights, improved surveillance cameras and the construction of an on-site police substation.

v. Promote self-sufficiency and asset development of assisted households

We have directly increased the number and percentage of employed persons in our resident households by acting as an employer through the use of Force Account to employ residents in modernization and other CFP projects wherever feasible and not prevented by state statute.

We continue to build upon our relationships with DES and YPIC (Yuma Private Industry Council, a WIA Agency) to obtain training, job search and development services and resume building assistance for our clients.

We have coordinated efforts with the Yuma County Sheriff's Dept. on their "R-U-OK?" program of daily checks on the health, safety and well-being of elderly and disabled residents. We have also worked with WAAHEC (Western Arizona Area Health Education Center, Inc.) which has offered on-site classes related to Nutrition, Cancer, Self-esteem and support groups for physical activities.

We have completed framing of a new Resident Career Training Center (originally a ROSS building rehab project) and continue underway with wiring, ductwork and the rest of what is now a new construction project.

vi. Ensure equal opportunity and affirmatively further fair housing objectives.

We are continuing affirmative measures to serve a mix of African American, Anglo-Saxon, Native American and Hispanic households in an

overwhelmingly Hispanic area. Our Resident Advisory Board meetings are conducted in Spanish with an interpreter for the benefit of our “minority” English-speaking residents. Within our staff of 19 persons, 16 are fully bilingual in English and Spanish and one is bilingual in English and Tagalog.