

**U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing**

PHAPlans

**5YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYear2003**

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBE COMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: LIVERMORE HOUSING AUTHORITY

PHANumber: CA074

PHAFiscalYearBeginning: JULY 1, 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 mission of the Livermore Housing Authority is to provide affordable Housing. We provide and maintain safe, quality housing in a cost -effective manner. By partnering with others, we offer rental assistance and other related services to enable residents to become self-sufficient.

B.Goals

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

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

- PHA Goal: Expand the supply of assisted housing**
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing**
Objectives:
- Improve public housing management: (PHAS score -94)
 - Improve voucher management: (SEMAP score)

- Increase customer satisfaction:
- Concentrate effort 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 effort 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)

Continue to improve the physical condition of Leahy Square

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 support services to improve assistance recipients' employability:
- Provide or attract support services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2003
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA
 SmallAgency(<250PublicHousingUnits)
 AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajor initiativesanddiscretionarypoliciesthePHAhasincludedintheAnnualPlan.

TheLivermoreHousingAuthorityhaspreparedourAgencyPlan in compliancewithSection511oftheQualityHousingandWork ResponsibilityAct(QHWRA)of 1998andtheensuingHUD requirements.ThePlandescribesthePHA,itsmissionandstrategy foraddressingthehousingneedsoflow -incomeandvery -lowincome familiesintheCityofLivermore.

TheLivermoreHousingAuthorityisapublichousingagencyas definedintheUnitedStatesHousingActof1937,asamended,and 24CFR,ChapterVIII.

TheprimaryobjectiveoftheCityofLivermoreHousing Authorityistoprovide decent,safeandsanitaryhousingtolow incomefamiliesatanaffordablepri ce.Ourmissionisto *provide affordablehousingandmaintainsafequalityhousinginacost - effectivemannerbypartneringwithotherstoofferrentalassistance andotherrelatedservicestoenableresidentstobecomesefficient.*

ThePHAhastheresponsibilityforplanning,financing, constructing,purchasingandmanagingpropertiesusingavarietyof affordablehousingprograms.Asthemanagerofrentalproperties, thePHAperformsallthefunctionsofaprivateowner,including

selection of residents, rent collection and property maintenance. We also administer Section 8 rental assistance to families living in housing that is privately owned. Overall, the PHA provides assistance to more than 844 families in Livermore.

Federal laws establish the rent structure of the housing programs administered by the PHA and require that family income be verified annually. Federal Regulations also impact the selection of program participants, occupancy, lease and grievance procedures.

The Agency Plan deals with those policies and procedures for the public housing and Section 8 Housing Assistance Payment programs that have been modified as a result of QHWRRA. Significant items discussed are 1) the agency's goal of increasing the number of affordable housing units and 2) the agency's goal of promoting self sufficiency.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead toward the accomplishment of four goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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

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Attachments

Indicatewhichattachmentsareprovidedbyselectingallthatapply.Providetheattachment's name(A,B,etc.)inthespacetotheleftofthenameofthe attachment.Note:Iftheattachmentis providedasa SEPARATEfilesubmissionfromthePHAPlansfile,providethefilenamein parenthesesinthespacetotheleftofthetitle.

RequiredAttachments:

- AdmissionsPolicyforDeconcentration(Ca074o03)
- FY2003CapitalFundProgramAnnualStatement(Ca074k03)
- Mostrecentboard -approvedoperatingbudget(RequiredAttachmentfor PHAsthataretroubledoratriskofbeingdesignatedtroubledONLY)

OptionalAttachments:

- PHAManagementOrganizationalChart(Ca074k03)
- FY2003CapitalFundProgram5YearActionPlan
- PublicHousingDrugEliminationProgram(PHDEP)Plan
- CommentsofResidentAdvisoryBoardorBoards(mustbeattachedifnot includedinPHAPlantext)(Ca094i03)
- Other(Listbelow,providingeachattachmentname)
 - XProgressinmeetingMissionandGoalsof5YearPlan(Ca074b03)
 - XResident MembershipofPHA GoverningBoard(Ca074c03)
 - XMembershipoftheResidentAdvisoryBoard(Ca074d03)
 - XPetOwnershipPolicy(Ca074e03)
 - X“SubstantialDeviation”and“SignificantAmendmentorModification” (Ca074f03)
 - XInitialAssessmentofVoluntaryConversionofDevelopmentfromPublic HousingStock(Ca074g03)
 - XPublicHearing(Ca074h03)
 - XStatusofProjectBasedSection8VoucherProgram(Ca074j03)
- XCertificationofcompliance -Boardresolution(Ca074m03)
- XCertificationoflocalofficial(Ca074n03)
- X Section8HousingChoiceVoucherPaymentStandards(Ca074a03)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	A & O Policy	
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
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
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self -Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self -Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	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
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) Community Service Requirement Plan	(specify as needed)
X	Public Housing Pet Policy	

X Voluntary Conversion required initial assessment

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income ≤ 30% of AMI	875	5	5	3	4	3	3
Income > 30% but ≤ 50% of AMI	482	5	5	3	3	3	2
Income > 50% but < 80% of AMI	1403	4	4	3	3	2	2
Elderly	560	5	4	3	3	2	2
Families with							

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Disabilities	408	5	4	4	4	4	4
White/Nonhispan	744	4	3	3	3	3	2
Black/Nonhispan	129	4	3	3	3	3	2
Native American	56	4	3	3	3	3	2
Asian/PacIs	132	4	3	3	3	3	2
Hispanic	459	4	3	3	3	3	2

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1999 -2006
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset 1990
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" 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 Sec 8 Public Hous Housing	% of total families Sec 8 Public Hous Housing	Annual Turnover
Waiting list total	**316182		

Housing Needs of Families on the Waiting List			
Extremely low income <=30% AMI	194121	61.39%66.48%	
Very low income (>30% but <=50% AMI)	11947	37.65%25.82%	
Low income (>50% but <80% AMI)	314	.95%7.70%	
Families with children	240122	67.03%	
Elderly families	2919	10.44%	
Families with Disabilities	3435	19.23%	
White	12073	40.11%	
Black	13645	24.72%	
Asian	5863	34.62%	
American Indian/Alaska Native	21	.55%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	60	32.97%	
2BR	77	42.30%	
3BR	40	21.98%	
4BR	5	2.75%	
5BR			
5+BR			

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Public Housing applications were last taken in December 2001.

**Section 8 applications were taken in November 2002. All applications have not been cleared, therefore, Section 8 wait in _____ glist number will be higher.

Does the PHA expect to reopen the list in the PHA Plan year? No

Yes Public Housing

Does the PHA permit specific categories of families on the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off -line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed financed 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)

Continue to utilize the Project Based Section 8 Program

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 base assistance.

Other: (list below)

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

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

Select all that apply

Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance

Employ admissions preferences aimed at families with economic hardships

Adopt rent policies to support and encourage work

Other: (list below)

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

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

Select all that apply

Employ admissions preferences aimed at families who are working

Adopt rent policies to support and encourage work

Other: (list below)

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:(listbelow)

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

Selectallthatapply

- Seekdesignationofpublichousingforfamilieswithdisabilities
- Carryoutthomodificationsneededinpublichousingbasedonthesection 504NeedsAssessmentforPublicHousing
- Applyforspecial -purposevoucherstargetedtofamilieswithdisabilities, shouldtheybecomeavailable
- Affirmativelymarkettolocalnon -profitagenciesthatassistfamilieswith disabilities
- Other:(listbelow)

Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousing needs

Strategy1:IncreaseawarenessofPHAreourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:

Selectifapplicable

- Affirmativelymarkettoraces/ethnicitiesshowntohavedisproportionate housingneeds
- Other:(listbelow)

Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing

Selectallthatapply

- Counselection8tenantsastolocationofunitsoutsideofareasofpoverty orminorityconcentrationandassistthematlocatethoseunits
- Marketthesection8programtoownersoutsideofareasofpoverty /minorityconcentrations
- Other:(listbelow)

OtherHousingNeeds&Strategies:(listneedsandstrategiesbelow)

(2)ReasonsforSelectingStrategies

Ofthefactorslistedbelow,selectallthatinfluencedthePHA'sselectionofthe strategiesitwillpursue:

- Fundingconstraints
- Staffingconstraints
- Limitedavailabilityofsitesforassistedhousing

- 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	900	Audit
b) Public Housing Capital Fund	250,000	Public Housing capital improvements
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant -Based Assistance	7,900,000	Section 8 Assistance
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self - Sufficiency Grants	0	
h) Community Development Block Grant	0	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
i) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Public Housing Capital Fund	508,616	Public Housing improvements
3. Public Housing Dwelling Rental Income	601,500	Public Housing Operations
4. Other income (list below)		
Public Housing non -rental income	32,000	Public Housing Operations
4. Non -federal sources (list below)		
Transitional and affordable housing	210,800	Transitional and affordable housing
Total resources	9,503.816	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number) Top 5
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

- Criminal or Drug related activity
- Rental history
- Housekeeping
- Other (describe) Credit Reports

- 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?

None

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

N/A HUD

-approved site based waiting list plan)?
If yes, how many lists?

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

4. Where can interested persons obtain more information about and sign up to be on the site -based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site -based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

In what circumstances will 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)**

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place

thesamenumbernexttoeach.Thatmeansyoucanuse“1”morethanonce,“2” morethanonce,etc.

1DateandTime

FormerFederalpreferences:

- 2 InvoluntaryDisplacement(Disaster,GovernmentAction,Action ofHousingowner,Inaccessibility,PropertyDisposition)
- Victimsofdomesticviolence
- Substandardhousing
- Homelessness
- Highrentburden

Otherpreferences(selectallthatapply)

- 2 Workingfamiliesandthoseunabletoworkbecauseofageordisability
- 2 Veteransandveterans’families
- 2 Residentswholiveand/orworkinthejurisdiction
- 2 Thoseenrolledcurrentlyineducational,training,orupwardmobility programs
- Householdsthatcontributetomeetin gincomegoals(broadrangeof incomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

4.Relationshipofpreferencestoincometargetingrequirements:

- ThePHAappliespreferenceswithinincometiers
- Notapplicable:thepoolofapplicantfamiliesensuresthatthePHAwill meetincometargetingrequirements

(5)Occupancy

a.Whatreferencematerialscanapplicantsandresidentsusetooobtain informationabouttherulesofoccupancyofpublichousing(selectallthat apply)

- ThePHA -residentlease
- ThePHA’sAdmissionsand(Continued)Occupancypolicy
- PHAbriefingseminarsorwrittenmaterials
- Othersource(list)

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

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

(6) Deconcentration and Income Mixing

- a. Yes No: Did the PHA's analysis of its family (general occupancy) development to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

The Livermore Housing Authority operates only one general occupancy family housing development. Addressed as Attachment Ca074o03

- b. Yes No: Did the PHA adopt any changes to its admissions policies based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

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

- Adoption of site -based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and development targeted below)

- d. Yes No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

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

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug -related activity only to the extent required by law or regulation
- Criminal and drug -related activity, more extensively than required by law or regulation
- More general screening than criminal and drug -related activity (list factors below)
- Other (list below) Any money owed to a PHA

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

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

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

e. Indicate what kinds of information you share with prospective landlords?
(select all that apply)

Criminal or drug -related activity

Other (describe below)

Eviction history and history of damage to rental units. All information is based on Housing Authority documentation.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant assistance waiting list merged? (select all that apply) -based

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 assistance? (select all that apply) -based

PHA main administrative office

Other (list below)

(3) Search Time

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

If yes, state circumstances below:

A reasonable effort by the tenant to locate housing and as a reasonable accommodation for persons with disabilities.

(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 admission to the section 8 program to families at or below 30% of median area income?

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 DateandTime

FormerFederal preferences

- 2 InvoluntaryDisplacement(Disaster,GovernmentAction,Actionof HousingOwner,Inaccessibility,PropertyDisposition)**
Victimsofdomesticviolence
Substandardhousing
Homelessness
Highrentburden

Otherpreferences(selectallthatapply)

- 2 Workingfamiliesandthoseunabletoworkbecauseofageordisability**
- 2 Veteransandveterans’families**
 2 Residentswholiveand/or workinginyourjurisdiction
 2 Thoseenrolledcurrentlyineducational,training,orupwardmobility programs
 Householdsthatcontributetomeetingincomegoals(broadrangeof incomes)
 Householdsthatcontributetomeetingincomerequirements(targeting)
 Thosepreviouslyenrolledineducational,training,orupwardmobility programs
 Victimsofreprisalsorhatecrimes
 Otherpreference(s)(listbelow)

4.Amongapplicantsonthewaitinglistwithequalpreferencestatus,howare applicantsselected?(selectone)

- Dateandtimeofapplication**
 Drawing(lottery)orotherrandomchoicetechnique

5.IfthePHAplanstoemploypreferencesfor“residentsholiveand/orworkin thejurisdiction”(selectone)

- ThispreferencehaspreviouslybeenreviewedandapprovedbyHUD**
 ThePHArequestsapprovalfor hispreferencethroughthisPHAPla

6.Relationshipofpreferencestoincometargetingrequirements:(selectone)

- ThePHAappliespreferenceswithinincometiers**
 Notapplicable:thepoolofapplicantfamiliesensuresthatthePHAwill meetincometargetingrequirements

(5)SpecialPurposeSection8AssistancePrograms

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 program to the public?

- Through published notices
- Other (list below)

Media

Outreach to community based agencies

Outreach to property owners and local schools and employers

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

The Livermore Housing Authority policy is that if the family requests a hardship exemption, the minimum rent will be suspended until the PHA can determine in whether the hardship exists and is of a temporary or long-term nature. Policy is addressed in the Section 8 Administrative Plan and the Public Housing Admissions and Occupancy Policy.

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:

N/A

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)
Mandatory Earned Income Disallowance

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- 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)

Family composition changes must be approved by the PHA

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

(1) Payment Standards

Describe the voucher payment standards and policies .

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

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

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

- 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) N/A

- 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)

When the market requires reconsideration

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 burden of assisted families
- Other (list below)

Market Conditions

(2) Minimum Rent

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

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

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

Same as the Public Housing policy.

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)

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. Ca074k03
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	125	
Section 8 Vouchers	719	
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)**

- Public Housing Admissions and Occupancy Policy**
- Maintenance Operations Manual**
- Grievance Procedures**
- Procurement Policy**
- Investment Policy**

(2) **Section 8 Management: (list below)**

Section 8 Administrative Plan

Quality Control Policy

6. PHA Grievance Procedures

[24CFR 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 addition to federal requirements below: None

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 addition 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)

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 Plan template OR, at the PHA's option, by completing and attaching a properly updated HUD -52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) Attachment ca074t03

-or-

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

(2) Optional 5 -Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

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

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

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

If yes, list development name/s below:

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

If yes, list developments or activities below:

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

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.79(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"/>	
4. Date application approved, submitted, or planned for submission: <u> (DD/MM/YY) </u>	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

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

[24 CFR Part 903.79(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"/>
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 as streamlined

submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

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

Voluntary Conversion initial assessment Attachment Ca074g03

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/> 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)

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

b. PHA - established eligibility criteria

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

12. PHA Community Service and Self -sufficiency Programs

[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. Livermore Housing Authority is a small PHA and not required to complete this component.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was assigned?
07/01/99

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

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

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

b. Economic and Social Self-Sufficiency Programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
Tri-Valley One Stop Career Ctr.	Varies	Open	Alameda/Contra Costa	Both
Operation Dress-Up	Varies	Special Criteria	Area Churches	Both
LHA Scholarship Grants		Special Criteria	PHA Admin office	Both
Cal Works/Las Positas College	Varies	Special Criteria	Alameda Co Soc Serv	Both
C.A.P.E./Head Start	Varies	Special Criteria	C.A.P.E.	Both
Child Care Links	Varies	Special Criteria	Child Care Links	Both
Allied Scholarship Grants	Varies	Special Criteria	Allied Housing/ACAP	Both
Community Service/Need Comm	Varies	Need	Local resources	Both
Extended School Services (ESS)	Varies	Special Criteria	Liv Parks & Recr	Both
Livermore School District	Varies	Special Criteria	Liv Unified School Dis	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2002 Estimate)	Actual Number of Participants (As of: 12/31/02)
Public Housing		
Section 8	48	29

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

C. Welfare Benefit Reductions

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

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

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

The Community Service Requirement was suspended 1/1/02. It will be activated if the rule is reinstated.

13. PHA Safety and Crime Prevention Measures

[24 CFR 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

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

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

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

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

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 -risky youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

Education of residents

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

Leahy Square Apartments

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 teviction 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)

Leahy Square Apartments

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meetings 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 FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

Attachment Ca074e03

15. Civil Rights Certifications

[24CFRPart903.79(o)]

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

16. Fiscal Audit

[24CFRPart903.79(p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)

2. Yes No: Was the most recent 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?

N/A

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

[24CFRPart903.79(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 Livermore Housing Authority is a High performing PHA and not required to complete this component.

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

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

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

18. Other Information

[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) Ca074i03

Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

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

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

- Self-nomination: Candidates registered with the PHA and requested a place on ballot**
- Other: (describe)**

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)**

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: Alameda County

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.**
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.**
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.**
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)**
- Other: (list below)**

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

The Consolidated Plan for Alameda County supports the Livermore Housing Authority's effort to target **et** lower and very low **-** income families for assistance. There is a significant need of affordable housing for persons working to be **Self** **-** sufficient.

D. Other Information Required by HUD

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

Attachments

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

Ca074a03 Section 8 Housing Choice Voucher Payment Standards

Ca074b03 Progress in meeting Mission and Goals of 5 -year Plan

Ca074c03 Resident membership of PHA Governing Board

Ca074d03 Membership of Resident Advisory Board

Ca074e03 Pet Ownership Policy

Ca074f03 “Substantial Deviation” and “Significant Amendment and Modification

Ca074g03 Initial Assessment of Voluntary Conversion of Development from Public Housing Stock

Ca074h03 Public Hearing

Ca074i03 Resident and Public Comments

Ca074j03 Status of Project Based Section 8 Voucher Program

Ca074k03 Capital Fund Program Annual Statement

Ca074l03 PHA Management Organizational Chart

Ca074m03 Certification of Compliance -Board Resolution

Ca074n03 Certification of Local Official

Ca074o03 Admission Policy for Deconcentration

Ca074p03 Certification for a Drug -Free Workplace

Ca074q03 Certification of Payments to Influence Federal Transactions

Ca074r03 Civil Rights Certification

Ca074s03 Disclosure of Lobbying Activities

Ca074a03

**TheLivermoreHousingAuthoritySection8
HousingChoiceVoucherPaymentsStandards**

EffectiveDecember1,2002

FairMarketRentsPaymentStandards

0BR\$905\$905

1BR\$1095 \$1095

2BR\$1374\$1374

3BR\$1883 \$1883

4BR\$2249\$2249

Ca074b03

PROGRESS IN MEETING MISSION AND GOALS OF 5 YEAR PLAN

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

PHA Goal: Expand the supply of assisted housing.

***The LHA continues to participate with the City of Livermore Human Services Commission to help develop more subsidized units.**

***The LHA is in the process of developing a Board including community members, staff and board members to start development acquisition. The LHA will add a part time financial consultant to the team.**

***The LHA has instituted the Project Based Voucher Program to add to housing stock.**

***The LHA continues to utilize Section 8 Special Housing Types.**

***Board of Commissioner approval is being requested to begin recruitment of a part time consultant to start development acquisition.**

PHA Goal: Improve the quality of assisted housing.

***Public Housing Management – PHA Score improved from 87 to 94.**

***The LHA continues to maintain 125 units of Public Housing, 27 units of flow rent apartments, including 7 transitional units and 719 Section 8 Housing Choice Voucher units.**

***The LHA cooperated with the Spectrum Program to obtain free weatherization for public housing residents who were eligible. These included windows, doors, refrigerators, stoves, microwaves and carbon monoxide detectors.**

***Bids are being solicited for safety lighting at Leahy Square.**

***A grant was received from the California Department of Forestry providing 37 trees for Leahy Square. Volunteers to plant the trees which will come from the City Beautification Committee, residents of Leahy Square, City Staff, local Church groups and the Boy Scouts.**

PHA Goal: Increase assisted housing choices.

*** Outreach to land lord to participate in both project based and tenant based programs.**

***Continuing counseling of Section 8 Voucher holders looking for units.**

***Cooperation with local housing agency (ECHO) to refer Section 8 tenants to a revolving loan program for security deposits and delinquent rent loans.**

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

PHA Goal: Provide an improved living environment.

***Community meeting with residents, Police Department and Health Department.**

***Public Housing Manager has improved communication with residents.**

***PHA continues to employ a part-time landscaper to maintain lawn care at a higher standard**

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

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

***Onsite CAPE pre-school.**

***Cooperation with ONESTEPP program providing employment counseling and job referrals.**

***Preferences given to employed or persons in a self-sufficiency program.**

***Cal Works access through LINK program.**

***Continuing recruitment of Section 8 residents to participate in the Self-sufficiency Program.**

***LHA Scholarship made to Public Housing residents and Section 8 participants.**

PHA Goal: Ensure equal opportunity and affirmatively further fair housing.

***Continued utilization of special housing types in the Section 8 Program to assist persons with disabilities.**

***Continued contacts with disability groups to find accessible housing.**

RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD

Resident members of the governing Board of Commissioners for the Livermore Housing Authority are appointed by the Livermore City Council. re

The term of appointment is two years, renewable up to eight years.

The current members are:

**Ghulam G. Nassiry Public Housing Resident Commissioner
Joan Dougherty Section 8 Resident Commissioner**

MEMBERSHIP OF THE RESIDENT ADVISORY BOARD

The Livermore Housing Authority currently has seven members on the Resident Advisory Board, four Section 8 residents and three public housing residents.

At this time, members are volunteers.

The current members are:

Thomas Clark Section 8 Resident

Christina Carpenter Section 8 Resident

Susan Ramos Section 8 Resident

Harry McVey Section 8 Resident

Joan Pendergast Public Housing Resident

Patricia Miller Public Housing Resident

Donna Black Public Housing Resident

PET OWNERSHIP POLICY

The Livermore Housing Authority notified all residents of the Public Housing Leahy Square Apartments of new regulations allowing pet ownership. Copies of the proposed policy were made available in the administration office for review.

The notification advised residents that households could own one pet if it is maintained responsibly in accordance with applicable State and local public health, animal control, anti-cruelty laws and apartment regulations and obligations.

Pets are restricted to non-fur animals weighing less than 30 pounds. Dogs and cats must be spayed or neutered, licensed and have all required vaccinations. Pets must be under the control of the pet owner and not allowed to run free on the grounds.

Pets must be registered at the office and the owner must provide the name of a responsible person who will care for the animal if the family is unable to.

A pet deposit of \$200 will be required. The PHA will allow a payment plan, if needed. Pet deposits will be used for costs of damages caused by the pet.

These regulations do not affect pre-existing regulations for residents that are elderly or have an animal that assist, support or provide service to persons with disabilities.

Copies of the regulation and proposed policy were provided to the Resident Advisory Board and it met on November 28, 2000 to review and give comments.

The final policy was approved by the Board of Commissioners on January 10, 2001.

The resident lease has been amended to include the pet ownership requirements.

**“SUBSTANTIAL DEVIATION” AND
“SIGNIFICANT AMENDMENT OR MODIFICATION”**

The Livermore Housing Authority will define the following amendment or modifications as a considerable departure from the present 5-year and Annual Plans:

- **significant changes to admissions policies;**
- **significant changes of waiting list preferences;**
- **significant changes of non-emergency work items, over \$75,000, not included in current annual statement or 5-year action plan.**

Any changes adopted to reflect HUD regulatory requirements will not be considered “substantial” or “significant.” These changes will not be considered significant amendments.

**INITIALASSESSMENTOFVOLUNTARYCONVERSIONOFDEVELOPMENT
FROMPUBLICHOUSINGSTOCK**

Component10(B)

- a. **HowmanyofthePHA' sdevelopmentsaresubjecttotheRequiredInitial Assessments? One**
- b. **HowmanyofthePHA'sdevelopmentsarenotsubjecttotheRequired InitialAssessmentsbasedonexemption(e.g.elderlyand/ordisabled Developmentsnotgeneraloccupancyprojects ? None**
- c. **Howmanyassessmentswereconductedforthecovereddevelopments? One**

d. IdentifyPHAdevelopments that maybe appropriate for conversion based on the Required Initial Assessments: None

- d. **If the PH A has not completed the Required Initial assessments, describe the Status of these assessments: N/A**

**PUBLIC HEARING
LIVERMORE HOUSING AUTHORITY AGENCY PLAN
DATE: MARCH 5, 2003
LIVERMORE HOUSING AUTHORITY
3203 LEAHY WAY
LIVERMORE, CA 94550**

Housing Authority Staff present:
Louise M. Jaramillo, Asst. Director/Housing Operations
Diana Thomas, Housing Manager

The meeting was called to order at 5:30 PM by Livermore Housing Authority Commissioner, Lynn Mullikin.

Copies of the proposed 2003 Agency Plan were distributed. Copies of the Section 8 Administrative Plan and the Public Housing Admissions and Occupancy Policies were available for review.

The 1998 OHWR requirements pertaining to the 5 -year and the 2003 Annual Plan were reviewed.

Update of the 5 -year Plan was provided, as well as comments and questions, which were made during RAB meetings.

Other areas reviewed included:

- Use of Capital Funds for the coming years.
- Status of the Community Service requirement.
- Progress of the project based Section 8 program.
- Use of Operating Subsidy Funds for Resident Participation Activities.
- Board approval to begin recruitment of a part -time consultant to start development acquisition.
- The PHA's effort to obtain NOVA funds for a part -time FSS coordinator.

The Agency Plan is being sent to the Alameda County Housing and Community Development for review to assure that it is consistent with the Alameda County Consolidated Plan.

The meeting was adjourned at 6:15 PM.

**RESIDENT AND PUBLIC COMMENTS
LIVERMORE HOUSING AUTHORITY**

Resident Advisory Board Meeting December 17, 2002

Advisory Board Members Present:

Patricia Miller, Public Housing
Donna Black, Public Housing
Joan Pendergast, Public Housing, Disabled - provides phone comments
Harry McVey, Section 8
Christina Carpenter, Section 8
Susan Ramos, Section 8

Staff Present:

Louise M. Jaramillo, Asst. Director/Operations Officer

Introduction: Staff explained regulatory process the Housing Authority is required to go through each year as part of the Agency Plan process. The purpose of the Advisory Board was explained and members were encouraged to ask questions and make comments in helping develop the Agency Plan. RAB members were encouraged to attend the Public Hearing.

Comments:

Staff advised that the Housing Authority had made an application for Fair Share Notice of Funding Availability (NOFA) funding of \$47,190 to hire a Family Self-Sufficiency Coordinator. Unfortunately, the Livermore Housing Authority was on the lowest priority and funds were not available when dispersed. We will reapply if future funds become available.

Staff also advised that it is requesting approval of the Board of Commissioners to authorize use of Section 8 Operating Reserve for development and acquisition of affordable housing.

Comments were favorable in this area.

Members were advised of Resident Participation Funds available for resident participation activities. \$25 per unit or \$3125 is currently available. Members were encouraged to give their suggestions on how funds could benefit all residents.

Suggestions included:

- 1. Providing earthquake or other disaster information**
- 2. Developing a "take pride" and/or "fix it" program**
- 3. Some type of incentive program for the youth**
- 4. Public safety themes**
- 5. Creativity or achievement awards**

A questionnaire regarding the security gate near the convenience store. This gate was installed with Capital Fund monies. Vandals have broken it twice. Although, Management has had it repaired residents feel that once the security lighting is installed, it could remain unlocked.

Also regarding security lighting, a RAB member asked whether management could ask the store owner to install more lighting to back of the store which borders the Leahy Square Apartments. Members were advised that owner is in process of renovating both the store and the parking lot and better lighting was a priority.

A RAB member was concerned about an elderly resident and her disabled adult son and inquired what management could do to help her care for herself. She was advised that management was aware of the resident's situation and has referred the family to adult protective services. Management paid for a service to remove debris and garbage that had accumulated in the unit. Although the resident now has some help with chores service, the situation is still not good. Management will continue to have contact with social services.

A RAB member asked whether the PHA could install a drop box for those residents that cannot come in during office hours. The last box was removed because of vandalism. Management will assess current need.

PUBLIC NOTICE

A Public Notice was published in the Valley Times on January 16, 2003, inviting public comment regarding the agency plan and notifying of the Public Hearing on March 5, 2003. Copies of the plan were made available for review at the Livermore Housing Authority Administrative Office.

STATUS OF THE PROJECT BASED SECTION 8 VOUCHER PROGRAM

The Livermore Housing Authority is committed to creating various affordable housing opportunities in the City of Livermore by offering as many Section 8 Vouchers as possible. The PHA has utilized the Project Based Assistance Program for existing units and has allocated up to 20% (125 units) of the baseline units in the PHA's voucher program.

The PHA began soliciting landlords and writing Section 8 Project Based Contracts in 2002. There are currently 96 contracts with approximately 25 landlords participating. Units are relocated throughout the PHA's jurisdiction.

Landlords were very receptive to participating as it gave them the opportunity to refer tenants who had a history with them and who they wanted to keep. Because of the increase in rent amounts in this area many of these residents would have had to move.

The PHA placed applicants referred by owners on the PHA's waiting list in accordance with the PHA's local waiting list policies and selection preferences. All families on the waiting list were contacted to see if they wished to be placed on the Project-Based waiting list. All new applicants are given the choice of placement on both waiting lists. Families are not penalized if they reject a Project-Based unit.

We look forward to continuing relationships with these landlords in order to expand housing opportunities for the very low-income residents.

The Program is consistent with our Agency Plan in attempting to expand housing opportunities for the very low-income residents in this area when renewal of contracts is not guaranteed and rents are high.

CAPITAL FUND PROGRAM TABLES START HERE

CA074k03

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Housing Authority of the City of Livermore		Grant Type and Number Capital Fund Program Grant No: CA3907450103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	250,000			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

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

PHAName: Housing Authority of the City of Livermore	Grant Type and Number Capital Fund Program Grant No: CA3907450103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 - 20)	250,000			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security - Soft Costs	0			
25	Amount of Line 21 Related to Security - Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear: __ __ FFYGrant: PHAFY:			ActivitiesforYear: ____ FFYGrant: PHAFY:		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
See						
Annual						
Statement						
	TotalCFPEstimatedCost		\$			\$

