

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

Housing Authority of the City of Madera

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

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Madera

PHA Number: CA 069

PHA Fiscal Year Beginning: 07/2005

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
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is:
- To provide decent, safe, affordable and fair housing while promoting opportunities that encourage and support those we serve towards achieving self-sufficiency.

B. Goals

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

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

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

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score) 89 in 2004

- Improve physical condition score at CA 69-13. The score is currently 65.
- Improve Current Ratio.
- Increase the number of months expendable fund balance.
- Decrease vacant unit turnaround time.
- Increase Maintenance and Repair section of Resident Survey.

Improve voucher management: (SEMAP score)

Increase customer satisfaction:

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

Renovate or modernize public housing units: Focus on safety for residents

Demolish or dispose of obsolete public housing:

Provide replacement public housing:

Provide replacement vouchers:

Other: (list below)

- Maintain High Performer status in the Section 8 Management Assessment Program (SEMAP).
- Improve communications, cooperation, and courtesy between staff, residents and the community.
- Analyze the possibility of disposition of certain public housing units.

PHA Goal: Increase assisted housing choices

Objectives:

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

- Increase the number of participants in the Voucher Homeownership Program. As of 12/31/2004, there were ten (10) participants in the program.
- Apply for Shelter Plus Care Vouchers within the Fresno/Madera Continuum of Care Application.
- Provide homeownership education classes to potential first time homebuyers.

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 the Community Policing Program.
- Establish resident education programs at development sites on housing and community services and programs.
- Provide low cost wireless internet access to the residents of the Housing Authority. Wireless Internet Services Provider (WISP)

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

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

Objectives:

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

Provide or attract supportive services to improve assistance recipients' employability:

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

Other: (list below)

- Continue to apply for a Resident Opportunity and Self-Sufficiency (ROSS) Grant to provide a "Family Advocate" position to provide Family Self-Sufficiency (FSS) Case Management for public housing residents.
- Collaborate with Work Force Development to provide Job Fairs at public housing developments.
- Partner with local and private organizations for asset donations for the residents.
- Collaborate with other agencies in efforts to serve the housing needs of the special needs and homeless.
- Apply for Youthbuild funds in collaboration with other agencies.

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)
 - Continue the collaboration with the City of Madera in providing office space for a Fair Housing Counselor to provide service to the community.
 - Provide training to all staff to keep abreast of the current fair housing laws.
 - Maintain staff awareness and training on the special needs of sub cultural issues to avoid any form of discrimination.

Other PHA Goals and Objectives: (list below)

Ensure a Strong, Professional Work Environment

- Remodel the Housing Authority's Administration Building on North G Street.
- Maintain modern technology in computer systems, both hardware and software.
- Continue to maintain financial stability.
- Provide training to staff on a regular basis.
- Create a committee of staff to plan team-building activities.

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

Overview

It is a continual goal of the Board of Commissioners and staff to improve our Public Housing Assessment System (PHAS) and Section 8 Management Assessment Program (SEMAP) scores. We are currently designated as a Standard Performer, with a score of 89, under PHAS and a High Performer with a score of 100 under SEMAP.

The Housing Authority of the City of Madera, in keeping with its' mission and that of the U. S. Department of Housing and Urban development (HUD), will provide decent, safe, and sanitary housing to the citizens of Madera.

The Authority will conduct the admissions process in a manner in which all persons interested in admission to housing programs are treated fairly and consistently. Further, the Authority will not discriminate at any stage of the admission process because of race, color, natural origin, religion, creed, sex, age, familial status or disability. The Authority will follow the non-discrimination requirements of Federal, State and local laws.

The Authority's Admission and Continued Occupancy Policy (ACOP) and Dwelling Lease have been revised to be in compliance with the Quality Housing and Works Responsibility Act (QHWRA) of 1998. Additionally, the Housing Choice Voucher Administrative Plan has been revised for compliance to QWHRA. A copy of each are included as supporting documents to the Agency Plan.

Annual Plan Contents

The Authority will use this Agency Plan as a tool for accomplishing its mission with the following summary of its contents:

- ◆ The Plan provides a comprehensive assessment of the housing needs within the community, which are consistent with the Consolidated Plan.
- ◆ The Plan includes a summary of the Authority's planned financial resources and planned uses of those funds. This is presented in table form for electronic submission to HUD.
- ◆ All occupancy and rent determination policies and procedures have been reviewed and updated in accordance with the QHWRA of 1998 and subsequent rules.
- ◆ The Operations and Management section of the Plan provides a brief description of the Authority's organizational structure, programs under management and includes all administrative and maintenance policies.
- ◆ The Authority's Grievance Procedure has been adopted by the Board and is included in the Plan.
- ◆ The Authority's FY2005 Capital Fund Annual Statement and FY2005-2009 Five-Year Action Plan are provided. The Authority has no plans at this time to apply for a HOPE VI revitalization grant.
- ◆ The Housing Authority is not currently considering any demolition or the development of replacement units.
- ◆ The Housing Authority is considering the disposition of some of the public housing stock. Details of the proposed disposition are included in Section 10.
- ◆ The Authority has no plans to designate any of their current public housing stock as elderly or disabled.
- ◆ The Authority does not have any developments which meet the requirements for a mandatory conversion assessment.
- ◆ The Authority operates homeownership programs on behalf of the City and has developed a Homeownership Program component of its Housing Choice Voucher Program. The Authority administers rehabilitation programs for the County of Madera.
- ◆ The Authority has a formal cooperation agreement with the Department of Social Services effective May 1, 2001.
- ◆ The Authority's Pet Policy and Procedure is included in the Agency Plan.

Status in Meeting Goals and Objectives

This is the Authority's sixth submission of the Agency Plan and includes the 2nd Five-Year Plan. Progress towards meeting goals and objectives will be monitored by the Executive Director and Board of Commissioners. Progress is documented as an Attachment to the Plan.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	2
1. Housing Needs	9
2. Financial Resources	16
3. Policies on Eligibility, Selection and Admissions	17
4. Rent Determination Policies	27
5. Operations and Management Policies	32
6. Grievance Procedures	36
7. Capital Improvement Needs	37
8. Demolition and Disposition	39
9. Designation of Housing	40
10. Conversions of Public Housing	41
11. Homeownership	43
12. Community Service Programs	45
13. Crime and Safety	48
14. Pets (Inactive for January 1 PHAs)	50
15. Civil Rights Certifications (included with PHA Plan Certifications)	50
16. Audit	50
17. Asset Management	51
18. Other Information	51

Attachments

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

Required Attachments:

- Attachment A.** Deconcentration Attachment
- Attachment B.** Progress in Meeting Five-Year Goals and Objectives
- Attachment C.** Membership of the Resident Advisory Board (RAB)
- Attachment D.** Resident Membership on the PHA Governing Board
- Attachment E.** Definition of Substantial Deviation and Significant Amendment or Modification
- Attachment F.** Pet Policy
- Attachment G.** Community Service Policy
- Attachment H.** Resident Assessment and Satisfaction Survey Follow-Up Plan
- Attachment I.** Resident Advisory Board Comments on the Agency Plan
- FY 2005 Capital Fund Program Annual Statement (**ca069a01**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005-2009 Capital Fund Program 5 Year Action Plan (**ca069a01**)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

FY2004 CFP P&E Report CA39P0690104 (**ca069b01**)

FY2003 CFP P&E Report CA39P0690203 (**ca069c01**)

FY2003 CFP P&E Report CA39P0690103 (**ca069d01**)

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 jurisdictions 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 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1,363	5	5	5	5	5	5
Income >30% but <=50% of AMI	1,049	4	4	4	4	4	4
Income >50% but <80% of AMI	697	3	3	3	3	3	3
Elderly	304	3	3	3	4	2	3
Families with Disabilities	826	3	4	3	5	3	3
White	700	3	3	3	3	3	3
Black	184	3	3	3	3	3	3
Hispanic	2,646	3	3	3	3	3	3

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

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	410		N/A
Extremely low income(<=30% AMI)	274	66.8%	
Very low income(>30% but <=50% AMI)	72	17.6%	
Low income(>50% but <80% AMI)	64	15.6%	
Families with children	321	78.3%	
Elderly families	29	7.1%	
Families with Disabilities	68	16.6%	
American Indian	11	2.7%	
Asian/Pacific Islander	4	1.0%	
African American	47	11.5%	
White	95	23.2%	
Hispanic	253	61.7%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	N/A
2 BR	N/A	N/A	N/A
3 BR	N/A	N/A	N/A
4 BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	2,784		52
Extremely low income(<=30% AMI)	1,991	71.5%	
Very low income(>30% but <=50% AMI)	559	20.1%	
Low income(>50% but <80% AMI)	234	8.4%	
Families with children	1,942	69.8%	
Elderly families	158	5.7%	
Families with Disabilities	437	15.7%	
American Indian	46	1.7%	
Asian/Pacific Islander	21	0.8%	
African American	340	12.2%	
White	555	19.9%	
Hispanic	1,822	65.4%	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	774	27.8%	10
2 BR	1,164	41.8%	12
3 BR	729	26.2%	18
4 BR	68	2.4%	11
5 BR	49	1.8%	1
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$312,762	
b) Public Housing Capital Fund	\$483,126	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$3,753,468	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$777,194	PH Operations
4. Other income (list below)		
Non-Dwelling Rent	\$18,000	PH Operations
Other	\$29,699	PH Operations
5. Non-federal sources (list below)		
Total Resources	\$5,374,249	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (10)
- 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 plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

- Elder Abuse

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

3 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- 2 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
- 1 Other preference(s) (list below)

- Elder Abuse

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

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

Other (list policies and developments targeted below)

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

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

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

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

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

- CA 69-2

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:

- CA 69-10

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)
- 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)

(2) Waiting List Organization

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

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

- PHA main administrative office
 Other (list below)

(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:

Extensions are permissible at the discretion of the Housing Authority for a term of up to six months from the beginning of the initial term of the voucher for the following reasons:

- Extenuating circumstances (hospitalization, family emergency, etc.);
- Program lease-up activity;
- Reasonable accommodation for a disabled family.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 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)

- Elder Abuse

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

2 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

- Elder Abuse

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

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

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

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

f. Rent re-determinations:

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

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

- When there is an addition of an income source.

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

(2) Flat Rents

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

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

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)

Note: The payment standard for all unit sizes except two bedrooms are set at 100%. Two bedroom units are set at 110%.

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

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

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

(2) Minimum Rent

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

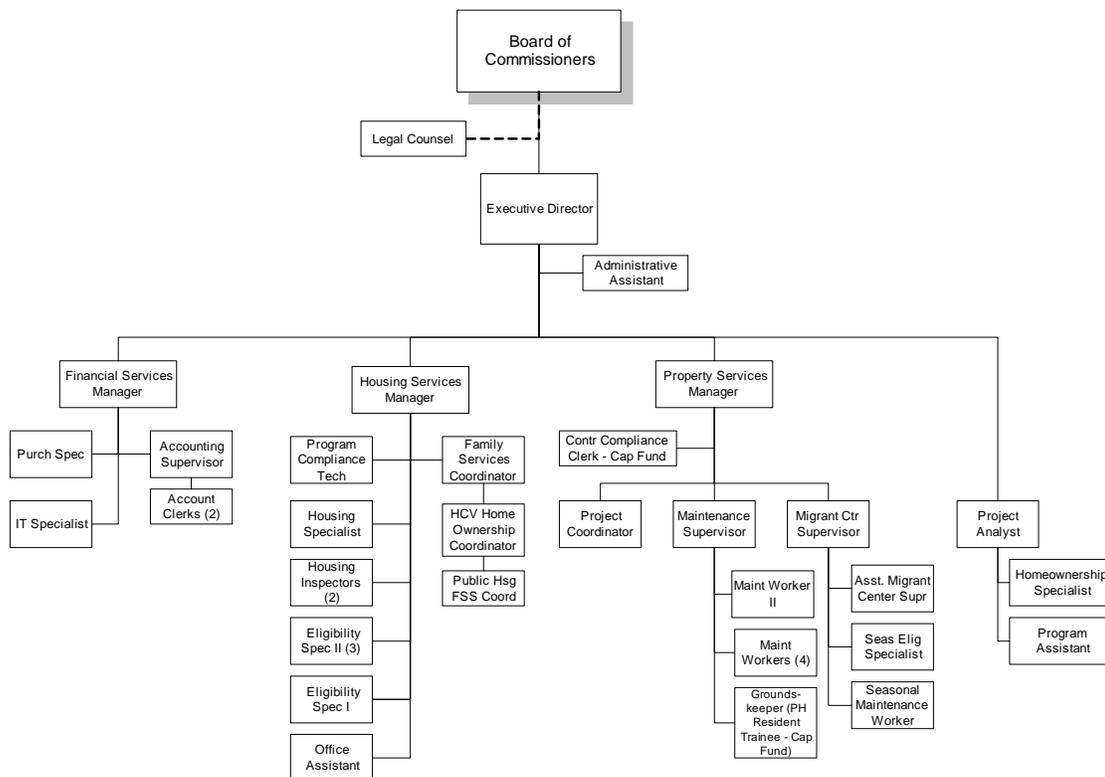
Describe the PHA's management structure and organization.

(select one)

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

HOUSING AUTHORITY OF THE CITY OF MADERA

ORGANIZATIONAL CHART



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	260	25%
Section 8 Vouchers	638	30%
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	87	30%
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)		
Capital Fund Program	260	25%

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)

- Maintenance Policy, Approved August 11, 1999
- Personnel Rules and Regulations, January 13, 1999
- Security, Privacy and Searches of Housing Authority Owned Property and Systems
- Procurement Policy, November 12, 1997
- Policy For a Drug Free Work Place, February 10, 1999
- Statement of Policy Regarding Harassment
- Disposition Policy
- Safety Policy

- Capitalization Policy, Approved January 12, 2000
- Check Cashing Policy, Approved January 12, 2000
- Travel and Agency Vehicle Sue Policy, Approved November 14, 2001
- Pet Ownership Policy for Yosemite Manor, Approved July 10, 2002
- Smoking Policy for Yosemite Manor, Approved July 10, 2002
- Updated Safety Policy, Approved November 13, 2002
- Added Emergency Response Plan to Safety Policy, Approved November 13, 2002
- Added Communications Devices Policy to Safety Policy, Approved November 13, 2002
- Added Injury and Illness Prevention Program (IIPP), Approved May 14, 2003
- Added Violence Prevention Plan, Approved May 14, 2003
- Added Code of Conduct Policy, Approved December 10, 2003
- Revised Smoking Policy for Yosemite Manor, Approved February 11, 2004
- Revised Pet Ownership Policy for Yosemite Manor, Approved February 11, 2004
- Revised Pet ownership for Public Housing, approved February 11, 2004

(2) Section 8 Management: (list below)

Housing Choice Voucher Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment ca069a01.

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment ca069a01.

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: CA 69-10 1492 Seneca 1b. Development (project) number: CA 69-10
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(12/31/05)</u>
5. Number of units affected: One (1)
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/31/05 b. Projected end date of activity: 6/30/06

Demolition/Disposition Activity Description	
1a. Development name: CA 69-12 1431 Riverview Dr.	
1b. Development (project) number: CA 69-12	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (12/31/05)	
5. Number of units affected: One (1)	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 12/31/05	
b. Projected end date of activity: 6/30/06	

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 05/01/01

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Homeownership Counseling	24	Random	PHA Main Office	Both
Homeownership Program	88	Random	PHA Main Office	Both
HCV Homeownership Option	10	Random	PHA Main Office	Both
Individual Development Empowerment Account	10	Random	PHA Main Office	Both
Vocational Training	20	Random	Workforce Center	Both
Money Matters (Budgeting)	40	Random	Galloway Room	Both
Adult Ed/GED	15	Random	Madera Adult School	Both
Checking and Savings Basics	40	Random	Galloway Room	Both
Time Dollar Program (Trades/Bartering)	40	Random	Galloway Room	Both
Down Payment Assistance	50	Random	Galloway Room	Both
Using Credit Wisely/Credit Mgt.	35	Random	Galloway Room	Both
FSS Escrow Calculations	30	FSS Participants	Galloway Room	FSS
ESL (English Speaking Language)	15	Random	Millview MLK	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2004 Estimate)	Actual Number of Participants (As of: 12/31/04)
Public Housing	51	53
Section 8	105	105

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

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

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

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

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

- All developments are affected.

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

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

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

- Community Policing Program

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

- All developments are affected.

C. Coordination between PHA and the police

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

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

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

- All developments are affected.

D. Additional information as required by PHDEP/PHDEP Plan

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

The PHDEP no longer exists.

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment I.
 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: (City of Madera)
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)

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

The City of Madera’s Consolidated Plan supports the Housing Authority of the City of Madera’s Agency Plan by the implementation of the following goals:

- To ensure housing in Madera is affordable to all income groups.
- To conserve and improve the existing housing stock.

Both of these Goals are in line with the Housing Authority’s Goals and Objectives.

D. Other Information Required by HUD

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

Attachment A

Deconcentration Analysis

The Housing Authority of the City of Madera performed a review of all covered developments to determine if there are any that would be covered by the Deconcentration Rule. The results are as follows:

Development	Average Income	Authority Average Income	Percentage
CA069-01	\$11,882	\$12,601	94.3%
CA069-02	\$9,549	\$12,601	75.8%
CA069-03	\$13,422	\$12,601	106.6%
CA069-04	\$11,758	\$12,601	93.4%
CA069-05	\$12,696	\$12,601	100.8%
CA069-06	\$11,933	\$12,601	94.7%
CA069-10	\$17,544	\$12,601	139.3%
CA069-12	\$13,259	\$12,601	105.3%
CA069-13	\$10,778	\$12,601	85.6%

The Deconcentration Rule states that all covered developments average income should fall between 85% and 115% of the Authority-wide average income.

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
CA069-2	8	Small number of units	
CA069-10	12	Scattered site homes	

Attachment B

Progress in Meeting the Authority's FY2000-2004 Five-Year Plan Mission and Goals

Goal #1

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

Progress

Partnered with the Madera County Board of Education in the submission of a Youth Build Grant to construct two single family homes on two lots owned by the Agency. The Grant was not funded.

Working on the Agency's non-profit in becoming a Community Housing Development Organization (CHDO).

Continue to explore housing opportunities in meeting with interested developers.

The Agency was not awarded any Shelter Plus Care Vouchers. The Agency will apply through the Continuum of Care in 2005.

Continued to reduce public housing vacancies.

Goal #2

Improve the quality of assisted housing

Objectives:

- Continue to operate at the High Performer level in the Public Housing management: (PHAS score)
- Increase customer satisfaction
- Continue to modernize public housing units
- Reach a High Performer status in the Housing Choice Voucher Management Assessment Program (SEMAP).
- Analyze the possibility of disposition of certain public housing units.

Progress

Continued to strive for High Performer status in PHAS.

Reached High Performer status in SEMAP.

Continued to use Capital Funds to modernize units.

Continued to raise level of client service.

Goal #3

Increase assisted housing choices

Objectives:

- Conduct outreach efforts to potential voucher landlords
- Implement voucher homeownership program
- Implement public housing or other homeownership programs

Progress

The Agency continues to administer the Downpayment Assistance Program for the City of Madera, the redevelopment Agency and the County of Madera.

The Agency Administers the Owner-Occupied rehabilitation Program for the County of Madera.

The Housing Choice Voucher Program was successful in assisting its first family with a voucher to be used as a mortgage payment. Two other families in the Program moved on to Homeownership.

Goal #4

Provide an improved living environment

Objectives:

- Implement public housing security improvements with a Community Policing Program and physical improvements to enhance security for residents.

Progress

Continued its Community Policing Program in contracting with the Madera Police Department for an officer assigned to the Agency.

Continue to plan physical improvements to enhance security for residents. Storage sheds at several sites were removed so as not to provide hiding places for undesirable individuals.

Goal #5

Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability

Progress

The process is ongoing and we continue to strive towards these objectives.

Number of employed persons in:

Public Housing: 48% of all residents

Housing Choice Voucher: 43% of participants

Family Self-Sufficiency is working towards more supportive service to increase employability.

Goal #6

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

Progress

This process is on-going for the Agency. An office is provided for Fair Housing council staff and he provides information to staff on an on-going basis.

Goal #7

Ensure a strong, professional work environment

Objectives:

- Acquire/construct a new office building
- Maintain modern technology in computer systems
- Maintain financial stability

Progress

Maintaining financial stability is an ongoing goal. Year-end audits continue to have no findings.

Software has been upgraded in the Finance Department.

Attachment C

Membership of the Resident Advisory Board

Name	Program
Diane Absher	Voucher
Iris Weis	Voucher
Robin Castaneda	Voucher
Michelle Hammond	Voucher
Manuela Luna	Voucher
Margaret Cortez	Public Housing
Sarah Gonzales	Public Housing
Mary Ewing	Public Housing
Kiva Pangabbean	Voucher

Attachment D

Resident Membership on the PHA's Governing Board

Name	Francisco Rodriquez
Term Length and Expiration	Two years expiring 12/31/05
Appointed by;	Mayor of Madera

Name	Marti Marx
Term Length and Expiration	Two years expiring 12/31/05
Appointed by;	Mayor of Madera

Attachment E

Definition of Substantial Deviation and Significant Amendment of Modification to the Agency Plan

A “Substantial Deviation” from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority’s Mission Statement or Goals and Objectives that cause changes in the services provided to residents or significant changes to the Authority’s financial situation. This includes changing the Authority’s Goals and Objectives.

A “Significant Amendment or Modification” to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items over \$100,000(items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments.

Attachment F

Pet Policy

The Housing Authority of the City of Madera has established a Pet Policy which conforms to HUD guidelines. The Pet Policy is needed to ensure that the residents who do have pets do not interfere with the everyday lives of residents who do not have pets. This includes safety and sanitary issues. The Policy establishes deposits, type and number of pets allowed and other regulations. All applicants are made aware of the policy during the application process. The full Policy is on file at the Authority's main office and can be reviewed as needed.

Attachment G

Community Service Policy

Effective October 1, 2003, the Community Service Requirement has been re-instated and Federal Regulations direct housing authorities to implement their Community Service and Work Requirement Program. To comply, the MHA developed a Policy such a program initiative. In general terms, the requirements will state that as a condition of continued occupancy, each adult resident of the Housing Authority shall:

- a. Contribute eight hours per month of community service (not including political activities) within the community in which that adult resides; or
- b. Participate in an economic self-sufficiency program for eight hours per month.

Exemptions

Exemptions shall be made for any individual who:

- a. Is 62 years of age or older;
- b. Is a blind or disabled individual defined under section 216(i)(1) or 1614 of the Social Security Act (42 USC 416(i)(1); 1382c) and who is unable to comply with this section, or is a primary caretaker of such individual;
- c. Is engaged in a work activity (as such term is defined in section 407(d) of the Social Security Act (42 USC 607(d), as in effect on and after July 1, 1997);
- d. Meets the requirements for being exempted from having to engage in a work activity under the state program funded under part A of title IV of the Social Security Act (42 USC 601 et seq.) or under any other welfare program of the state in which the public housing agency is located, including a state-administered welfare-to-work program; or
- e. Is in a family receiving assistance under a state program funded under part A of title IV of the Social Security Act (42 USC 601 et seq.) or under any other welfare program of the state in which public housing agency is located, including a state administered welfare-to-work program, and has not been found by the state or other administering entity to be in noncompliance with such program.

Annual Determinations

For each public housing resident, MHA shall, 30 days before the expiration of each lease term of the resident, review and determine the compliance of the resident with the requirements of this policy. Such determinations shall be made in accordance with the principles of due process and on a nondiscriminatory basis.

Noncompliance

If the MHA determines that the resident, subject to the requirements of this policy, has not complied, the resident will be notified in writing of such noncompliance. The written notification shall state that the determination of noncompliance is subject to the administrative grievance procedure and that failure by the resident to enter into an agreement, before the expiration of the lease term, to cure any noncompliance by participating in an economic self-sufficiency program for, or contributing to community service, as many additional hours as the resident needs to comply in the aggregate with such requirement over the 12-month term of the lease, may be cause for lease termination.

The MHA shall not renew or extend any lease, or provide any new lease, for a dwelling unit for any household that includes an adult member who has been determined to be in noncompliance with the requirements of this policy and has failed to attempt to cure the noncompliance.

Location of the Community Service or Family Self-Sufficiency Program

The MHA may provide a community service or an economic self-sufficiency program to meet the requirements of this policy, however, MHA shall not substitute participation in community service or an economic self-sufficiency program for work performed by an employee of MHA or supplant a job at any location at which community work requirements are fulfilled.

Administration

The MHA may contract out the administration of the Community Service and Work Requirement program to a qualified agency as needed.

Attachment H

Resident Assessment and Satisfaction Survey Follow-Up Plan

The table below includes the results of the FY2004 Resident Assessment and Satisfaction Survey for the Housing Authority of the City of Madera. The survey is mailed directly from HUD to Housing Authority residents.

Section	FY2004	FY2003	FY2002
Maintenance and Repair	81.1%	94.8%	92.3%
Communication	78.1%	79.1%	78.9%
Safety	78.9%	75.7%	70.9%
Services	97.7%	97.9%	92.3%
Neighborhood Appearance	76.7%	76.6%	74.9%

Because no sections of the survey fell below 75%, the Housing Authority is not required to develop a Follow-Up Plan.

Attachment I

Resident Advisory Board Comments on the Agency Plan

Introduction

The Resident Advisory Board met on March 10, 2005, March 18, 2005 and April 4, 2005 to review the Madera Housing Authority (MHA) 5-year Administrative Plan, Admissions and Continued Occupancy Plan, the Financial Statement and Assessment of MHA budget and the Capital Fund Program Modernization schedule for 2005.

Resident Advisory Board Questions (Q) Comments(C) and Staff Response(R)

March 10, 2005 Financial Statement and Assessment of MHA Budget

MHA Staff Present: Christine Richard, Executive Director; Steve Maciel, Finance Manager; Monique Bray-Mason and Nicholas Alcantara

Q- Family asked if the budget that is prepared for the MHA has the ability to shift funds from one area to the next for improvements when the budget falls short in specific areas?

R- Staff informed RAB that the budget is broken down in detail to foresee the MHA needs and as a result the budget has to be followed so that the MHA does not fall short throughout the year because the ability to shift funds to different areas is not allowed.

March 18, 2005 Capital Fund Program Modernization Schedule

MHA Staff Present: Andy Magos, Monique Bray-Mason and Nicholas Alcantara

C- A family expressed that their housing would become more pleasant if the inside interior of the units were provided with brighter colors (new paint colors).

R- Staff informed family that the MHA is working towards modernizing all of MHA units and have recently began painting the units in different colors to establish units that do not all look like Public Housing Units and present as units that conform to the surrounding neighborhoods.

C- A family expressed that the parking areas within her development needed improvement because they have a great deal of oil.

R-Staff informed the RAB that anytime they observe areas within the interior dwelling or the exterior dwelling that does not follow the PH House Rules, they should contact the MHA and report the issue so that a service request is generated for repairs.

Q- A Family asked how the funds for modernization are divided amongst all of the PH units?

R- Staff explained that many times the determination of modernizing units stem from the service request they receive as well as what the inspectors review during annual inspections. Staff also stated that the different units that need updates are modernized in the order of units that require the most updates.

Q- A family asked how many units have been modernized?

R- Staff summarized the modernization: CAL-69-1 is over 30 years old and needs modernization. Staff stated that they have 3 years to update this development and that 34 units need to be completed. 800 E. Yosemite has 50 units and they will complete the modernization project in the next 2 years. Modernization for all of the other units will be determined over the five-year plan.

April 4, 2005 Public Housing and Admissions and Continued Occupancy Programs

MHA Staff Present: Maria Zarasua, Monique Bray-Mason and Nicholas Alcantara

Q- Can someone transfer from Housing Choice Voucher Program into Public Housing or vice versa? R- Staff explained that Public Housing was different in terms of the MHA owning the units and are the landlord for these units. The Housing Choice Voucher program the tenant finds a unit independently, either a home or apartment and the MHA pays the portion of the rent determined by MHA to the landlord at the property the tenant has chosen. In order to transfer programs the initial process of applying for either program is the same.

Q- Would I have to pay rent as a live-in aid?

R- The MHA will not charge rent for a live-in aid and will provide an additional room for the live in aid as long as the doctor provides documentation for the tenant that supports the need. Also the live-in aid must not have a criminal record that indicates he/she has been convicted as a sexual offender.

Q- How does the MHA handle abuse or fraud?

R- Staff expressed that HUD has worked to incorporate as many safe guards as possible as a deterrent for fraud or abuse of the programs. An example would be the preference for homeless or displaced persons. Because the MHA has a preference for homeless and displaced individuals some families would stay in a shelter for a few days and return to the MHA with documentation that supports that he/she have been homeless. The MHA now utilizes a referral program from an authorized support service agency that confirms the homeless status that establishes the MHA preference. The support service agency will also need to commit to continue supportive services for approximately two years, which will assist the client with the transitional skills they may need to maintain housing assistance.

Q- How complicated is it to determine what a family will pay based on the income?

R- Staff explained that the process is complicated, however to determine a general sense of the family's rent without the allowances and possible deductions approximates to the tenant's portion normally not exceeding 30% of a families annual income.

Q- If a families name comes up on the PH waiting list and they refuse a unit, do they still have the opportunity to remain on the waiting list until another unit becomes available?

R- The MHA has a one-time unit offer procedure. However, exceptions may be made if the applicant expresses a financial hardship or an emergency situation that would prevent the family from moving into the unit.

Q- Why can't a family member rent a unit for another family member that receives assistance from the Housing Choice Voucher program?

R- Renting to a family member demonstrates a conflict of interest issue. Exceptions will be made at the MHA discretion only if the family proves that the unit owned by a family member provides an accommodation designed distinctively for the disabled participant's handicap.

Q- How effective is the informal review process?

R-The MHA utilizes an informal "review" process and an informal "hearing" process. The informal "review" process is conducted with MHA staff to review the proposed termination. If the MHA proceeds with the termination the participant may request an informal "hearing" to include an outside party (an impartial hearing officer) to devise the final recommendation to the Executive Director.

Q- Why are inspections so frequent? If the same tenants always have clean units do they need inspection each year?

R- The MHA conducts annual inspections to make certain that the units are being maintained to the standards the tenant have agreed to when they signed the lease and the house rules. There has been discussion that the Department of Housing Urban Development (HUD) may allow Housing Authorities (HA) the option of revising this system. This system would allow HA's to develop a system that is customized and appropriate to the HA's jurisdiction. For example tenants that always receive inspections that pass at the first annual inspection HA's may select the option of conducting inspections every other year. The units that never pass annual inspections on time may be required to be inspected more frequently.

C- A tenant expressed that she really likes the Housing Choice Voucher program because she is able to live in a nice apartment and afford the rent. She added that if it were not for this program she would not be able to live alone and pay her bills within the budget she is allotted each month.

C- Another family expressed that they felt that the Public Housing program was a good program, however would like the opportunity to search for housing on their own, like the Housing Choice Voucher tenant.

R- Staff explained that all families are eligible to apply for either program, however the process takes time and it would be a good idea to apply if they feel that the HCV program would work better to serve the needs of their family. Staff also indicated that the benefit of each program works differently for different families, but overall is a program that provides assistance to qualifying persons.

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

PHA Name: Housing Authority of the City of Madera	Grant Type and Number Capital Fund Program Grant No: CA39P06950105 Replacement Housing Factor Grant No:	Federal FY of Grant: FY2005
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Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$26,307.00			
3	1408 Management Improvements	\$83,964.00			
4	1410 Administration	\$47,729.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$22,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$113,999.00			
10	1460 Dwelling Structures	\$170,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$10,000.00			
12	1470 Nondwelling Structures	\$5,000.00			
13	1475 Nondwelling Equipment	\$4,127.00			
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				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$483,126.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Madera		Grant Type and Number Capital Fund Program Grant No: CA39P06950105 Replacement Housing Factor Grant No:				Federal FY of Grant: FY2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Operations</u>							
PHA-Wide	Operations	1406	LS	\$26,307.00				
	Subtotal 1406			\$26,307.00				
	<u>Management Improvements</u>							
PHA-Wide	Resident Trainees	1408	LS	\$10,000.00				
	Computer Software	1408	LS	\$7,719.00				
	Crime Prevention	1408	LS	\$66,245.00				
	Subtotal 1408			\$83,964.00				
	<u>Administration</u>							
PHA-Wide	Executive Director (prorated salary and benefits)	1410	1	\$8,609.00				
PHA-Wide	Contract Compliance Clerk (prorated salary and benefits)	1410	1	\$39,120.00				
	Subtotal 1410			\$47,729.00				
	<u>Fees and Costs</u>							
PHA-Wide	A&E Services	1430	LS	\$15,000.00				
	Utility Allowances	1430	LS	\$2,500.00				
	Building Permits	1430	LS	\$500.00				
	Pest Control	1430	LS	\$2,000.00				
	Termite Inspection/Fumigation	1430	LS	\$2,000.00				
	Subtotal 1430			\$22,000.00				

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

PHA Name: Housing Authority of the City of Madera		Grant Type and Number Capital Fund Program Grant No: CA39P06950105 Replacement Housing Factor Grant No:			Federal FY of Grant: FY2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Site Improvements							
CA 69-1	Remove/replace chain link fencing/build wood fences	1450	LS	\$45,728.00				
CA 69-2	Remove/replace chain link fencing/build wood fences	1450	LS	\$15,344.00				
CA 69-4	Remove/replace chain link fencing/build wood fences	1450	LS	\$37,927.00				
CA 69-6	Repair and upgrade playground including repair, removal of wood chip, install rubber mat and installation of fencing	1450	LS	\$15,000.00				
	Subtotal 1450			\$113,999.00				
	Dwelling Structures							
CA 69-1	Replace existing windows with energy efficient double pane windows	1460	34 units	\$76,500.00				
CA 69-2	Replace existing windows with energy efficient double pane windows	1460	8 units	\$17,000.00				
CA 69-4	Replace existing windows with energy efficient double pane windows	1460	34 units	\$76,500.00				
	Subtotal 1460			\$170,000.00				

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

PHA Name: Housing Authority of the City of Madera		Grant Type and Number Capital Fund Program Grant No: CA39P06950105 Replacement Housing Factor Grant No:			Federal FY of Grant: FY2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Dwelling Equipment</u>							
PHA-Wide	Replace stoves, refrigerators, microwaves, range hoods, HVAC units	1465	LS	\$10,000.00				
	Subtotal 1465			\$10,000.00				
	<u>Non-Dwelling Structures</u>							
PHA-Wide	Improvements to Administrative Building	1470	LS	\$5,000.00				
	Subtotal 1470			\$5,000.00				
	<u>Non-Dwelling Equipment</u>							
PHA-Wide	Replacement of tools and equipment	1475	LS	\$4,127.00				
	Subtotal 1475			\$4,127.00				
	Total Capital Fund Program Grant			\$483,126.00				

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

PHA Name: Housing Authority of the City of Madera		Grant Type and Number Capital Fund Program No: CA39P06950105 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	6/30/07			6/30/09			
CA 69-1	6/30/07			6/30/09			
CA 69-2	6/30/07			6/30/09			
CA 69-4	6/30/07			6/30/09			
CA 69-6	6/30/07			6/30/09			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of the City of Madera		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2010
PHA-Wide	Annual Statement	\$240,281.00	\$185,333.00	\$185,333.00	\$306,794.00
CA 69-1			\$0.00	\$0.00	\$0.00
CA 69-2			\$0.00	\$0.00	\$0.00
CA 69-3		\$0.00	\$297,739.00	\$297,739.00	\$0.00
CA 69-4			\$0.00	\$0.00	\$176,332.00
CA 69-5		\$0.00	\$0.00	\$0.00	\$0.00
CA 69-6		\$0.00	\$0.00	\$0.00	\$0.00
CA 69-10		\$0.00	\$0.00	\$0.00	\$0.00
CA 69-12		\$0.00	\$0.00	\$0.00	\$0.00
CA 69-13		\$0.00	\$0.00	\$0.00	\$0.00
CFP Funds Listed for 5-year planning		\$483,126.00	\$483,126.00	\$483,126.00	\$483,126.00
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2006 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
		<u>Operations</u>			<u>Operations</u>	
	PHA-Wide	Operations	\$26,307.00	PHA-Wide	Operations	\$26,307.00
		Subtotal 1406	\$26,307.00		Subtotal 1406	\$26,307.00
Annual Statement		<u>Management Improvements</u>			<u>Management Improvements</u>	
	PHA-Wide	Resident Trainees	\$10,000.00	PHA-Wide	Resident Trainees	\$10,000.00
		Computer Software	\$10,000.00		Computer Software	\$10,000.00
		Crime Prevention	\$66,245.00		Crime Prevention	\$66,245.00
		Subtotal 1408	\$86,245.00		Subtotal 1408	\$86,245.00
		<u>Administration</u>			<u>Administration</u>	
	PHA-Wide	Executive Director (prorated salary and benefits)	\$8,609.00	PHA-Wide	Executive Director (prorated salary and benefits)	\$8,609.00
	PHA-Wide	Contract Compliance Clerk (prorated salary and benefits)	\$39,120.00	PHA-Wide	Contract Compliance Clerk (prorated salary and benefits)	\$39,120.00
		Subtotal 1410	\$47,729.00		Subtotal 1410	\$47,729.00
		<u>Fees and Costs</u>			<u>Fees and Costs</u>	
	PHA-Wide	A&E Services, Consulting Fees, Permits, Pest Control	\$18,000.00	PHA-Wide	A&E Services, Consulting Fees, Permits, Pest Control	\$18,000.00
	PHA-Wide	Consulting Fees	\$2,500.00	PHA-Wide	Consulting Fees	\$2,500.00
	PHA-Wide	Building Permits	\$500.00	PHA-Wide	Building Permits	\$500.00
	PHA-Wide	Pest Control	\$1,000.00	PHA-Wide	Pest Control	\$1,000.00
		Subtotal 1430	\$22,000.00		Subtotal 1430	\$22,000.00
		Total CFP Estimated Cost	See Next Page			See Next Page

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

Activities for Year : 4 FFY Grant: 2008 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	<u>Operations</u>			<u>Operations</u>	
PHA-Wide	Operations	\$26,307.00	PHA-Wide	Operations	\$26,307.00
	Subtotal 1406	\$26,307.00		Subtotal 1406	\$26,307.00
	<u>Management Improvements</u>			<u>Management Improvements</u>	
PHA-Wide	Resident Trainees	\$10,000.00	PHA-Wide	Resident Trainees	\$10,000.00
	Computer Software	\$10,000.00		Computer Software	\$10,000.00
	Crime Prevention	\$66,245.00		Crime Prevention	\$66,245.00
	Subtotal 1408	\$86,245.00		Subtotal 1408	\$86,245.00
	<u>Administration</u>			<u>Administration</u>	
PHA-Wide	Executive Director (prorated salary and benefits)	\$8,609.00	PHA-Wide	Executive Director (prorated salary and benefits)	\$8,609.00
PHA-Wide	Contract Compliance Clerk (prorated salary and benefits)	\$39,120.00	PHA-Wide	Contract Compliance Clerk (prorated salary and benefits)	\$39,120.00
	Subtotal 1410	\$47,729.00		Subtotal 1410	\$47,729.00
	<u>Fees and Costs</u>			<u>Fees and Costs</u>	
PHA-Wide	A&E Services, Consulting Fees, Permits, Pest Control	\$18,000.00	PHA-Wide	A&E Services, Consulting Fees, Permits, Pest Control	\$18,000.00
PHA-Wide	Consulting Fees	\$2,500.00	PHA-Wide	Consulting Fees	\$2,500.00
PHA-Wide	Building Permits	\$500.00	PHA-Wide	Building Permits	\$500.00
PHA-Wide	Pest Control	\$1,00.000	PHA-Wide	Pest Control	\$1,00.000
	Subtotal 1430	\$22,000.00		Subtotal 1430	\$22,000.00
Total CFP Estimated Cost		See Next Page			See Next Page

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

PHA Name: Housing Authority of the City of Madera	Grant Type and Number Capital Fund Program Grant No: CA39P06950104 Replacement Housing Factor Grant No:	Federal FY of Grant: FY2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2004 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				
3	1408 Management Improvements	\$95,000.00		\$95,000.00	\$15,574.36
4	1410 Administration	\$65,000.00		\$65,000.00	\$16,236.92
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$25,000.00		\$25,000.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$121,095.00		\$121,095.00	\$0.00
10	1460 Dwelling Structures	\$74,294.00		\$74,294.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$101,206.00		\$101,206.00	\$0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$1,531.00		\$1,531.00	\$0.00
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				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$483,126.00		\$483,126.00	\$31,811.28
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Madera		Grant Type and Number Capital Fund Program Grant No: CA39P06950104 Replacement Housing Factor Grant No:			Federal FY of Grant: FY2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Management Improvements							
PHA-Wide	Administration Building improvements, Resident Trainees, Computer Software, Crime Prevention	1408	LS	\$95,000.00		\$95,000.00	\$15,574.36	On-going
	Subtotal 1408			\$95,000.00		\$95,000.00	\$15,574.36	
	Administration							
PHA-Wide	Executive Director, Property Services Manager, Finance Manager, Housing Services Manager, Contract Compliance Officer	1410	LS	\$65,000.00		\$65,000.00	\$16,236.92	On-going
	Subtotal 1410			\$65,000.00		\$65,000.00	\$16,236.92	
	Fees and Costs							
PHA-Wide	A&E Services, Utility Allowances, Building Permits, Pest Control, (Termite Inspection/Fumigation)	1430	LS	\$25,000.00		\$25,000.00	\$0.00	On-going
	Subtotal 1430			\$25,000.00		\$25,000.00	\$0.00	
	Site Improvements							
CA 69-1	Site landscaping, irrigation and tree removal, remove/replace chain link fencing	1450	22 DU	\$121,095.00		\$121,095.00	\$0.00	On-going
	Subtotal 1450			\$121,095.00		\$121,095.00	\$0.00	

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

PHA Name: Housing Authority of the City of Madera		Grant Type and Number Capital Fund Program Grant No: CA39P06950104 Replacement Housing Factor Grant No:			Federal FY of Grant: FY2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Dwelling Structures</u>							
CA 69-1	Installation of dual pane windows, stucco and paint exterior of units and replace exterior wood doors with metal doors, jambs and hardware	1460	22 DU	\$74,294.00		\$74,294.00	\$0.00	On-going
	Subtotal 1460			\$74,294.00		\$74,294.00	\$0.00	
	<u>Dwelling Equipment</u>							
CA 69-1	Replace stoves, refrigerators, microwaves, range hoods, HVAC units	1465	22 DU	\$101,206.00		\$101,206.00	\$0.00	On-going
	Subtotal 1465			\$101,206.00		\$101,206.00	\$0.00	
	<u>Contingency</u>							
PHA-Wide	Contingency for cost overruns	1502	LS	\$1,531.00		\$1,531.00	\$0.00	On-going
	Subtotal 1470			\$1,531.00		\$1,531.00	\$0.00	
	Total Capital Fund Program Grant			\$483,126.00		\$483,126.00	\$31,811.28	

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

PHA Name: Housing Authority of the City of Madera	Grant Type and Number Capital Fund Program Grant No: CA39P06950203 Replacement Housing Factor Grant No:	Federal FY of Grant: FY2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/04 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				
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	\$69,531.00		\$69,531.00	\$0.00
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	\$12,000.00		\$12,000.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$81,531.00		\$81,531.00	\$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Madera		Grant Type and Number Capital Fund Program No: CA39P06950203 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CA 69-10	6/30/06			6/30/08			
CA 69-12	6/30/06			6/30/08			
CA 69-13	6/30/06			6/30/08			

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

PHA Name: Housing Authority of the City of Madera	Grant Type and Number Capital Fund Program Grant No: CA39P06950103 Replacement Housing Factor Grant No:	Federal FY of Grant: FY2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/04 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				
3	1408 Management Improvements	\$95,000.00		\$95,000.00	\$83,129.26
4	1410 Administration	\$65,000.00		\$65,000.00	\$64,455.83
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$25,000.00		\$25,000.00	\$15,925.93
8	1440 Site Acquisition				
9	1450 Site Improvement	\$20,000.00		\$20,000.00	\$20,000.00
10	1460 Dwelling Structures	\$171,099.00		\$171,099.00	\$63,175.52
11	1465.1 Dwelling Equipment—Nonexpendable	\$25,000.00		\$25,000.00	\$4,443.40
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$8,000.00		\$8,000.00	\$0.00
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				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$409,099.00		\$409,099.00	\$251,129.94
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Madera		Grant Type and Number Capital Fund Program Grant No: CA39P06950103 Replacement Housing Factor Grant No:				Federal FY of Grant: FY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Management Improvements</u>							
PHA-Wide	Administration Building improvements, Resident Trainees, Computer Software, Crime Prevention	1408	LS	\$95,000.00		\$95,000.00	\$83,129.26	On-going
	Subtotal 1408			\$95,000.00		\$95,000.00	\$83,129.26	
	<u>Administration</u>							
PHA-Wide	Executive Director, Property Services Manager, Finance Manager, Contract Compliance Officer	1410	LS	\$65,000.00		\$65,000.00	\$64,455.83	On-going
	Subtotal 1410			\$65,000.00		\$65,000.00	\$64,455.83	
	<u>Fees and Costs</u>							
PHA-Wide	A&E Services, Utility Allowances, Building Permits, Pest Control, (Termite Inspection/Fumigation)	1430	LS	\$25,000.00		\$25,000.00	\$15,925.93	On-going
	Subtotal 1430			\$25,000.00		\$25,000.00	\$15,925.93	

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

PHA Name: Housing Authority of the City of Madera		Grant Type and Number Capital Fund Program Grant No: CA39P06950103 Replacement Housing Factor Grant No:				Federal FY of Grant: FY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Site Improvements							
CA 69-10, CA 69-12 and CA 69-13	Replacement of wood fencing, concrete work and landscaping	1450	30 DU	\$20,000.00		\$20,000.00	\$20,000.00	Complete
	Subtotal 1450			\$20,000.00		\$20,000.00	\$20,000.00	
	Dwelling Structures							
CA 69-10, CA 69-12 and CA 69-13	Replace roofing at wood shingled units, stucco and paint exterior units, replace exterior wood doors with metal doors, jambs and hardware and installation of dual pane windows	1460	30 DU	\$171,099.00		\$171,099.00	\$63,175.52	On-going
	Subtotal 1460			\$171,099.00		\$171,099.00	\$63,175.52	
	Dwelling Equipment							
CA 69-10, CA 69-12 and CA 69-13	Replace stoves, refrigerators, microwaves, range hoods, HVAC units and Swamp Coolers	1465.1	30 DU	\$25,000.00		\$25,000.00	\$4,443.40	On-going
	Subtotal 1465.1			\$25,000.00		\$25,000.00	\$4,443.40	
	Non-Dwelling Equipment							
PHA-Wide	Replacement of tools and equipment	1475	LS	\$8,000.00		\$8,000.00	\$0.00	On-going
	Subtotal 1475			\$8,000.00		\$8,000.00	\$0.00	
	Total Capital Fund Program Grant			\$409,099.00		\$409,099.00	\$251,129.94	

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

PHA Name: Housing Authority of the City of Madera		Grant Type and Number Capital Fund Program No: CA39P06950103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	6/30/05			6/30/07			
CA 69-10	6/30/05			6/30/07			
CA 69-12	6/30/05			6/30/07			
CA 69-13	6/30/05			6/30/07			