

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: Housing Authority of the County of Stanislaus PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 10/2009 PHA Code: CA0-26				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 647 Number of HCV units: 3,996				
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH
	PHA 2:				HCV
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<b>Mission.</b> 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 for the next five years: <b>See Attachment # 1</b>				
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. - <b>See Attachment # 2</b>				
<b>6.0</b>	<b>PHA Plan Update</b>  (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <b>See Attachment # 3</b> (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Copies of the Plan may be obtained at:  Housing Authority of the County of Stanislaus 1701 Robertson Road Modesto, CA 95351  Housing Authority - Patterson Office 506 Mayette Patterson, CA 95363  Stanislaus County Library 1500 I St. Modesto, CA 953				
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable. N/A</i>				
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.				
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				

8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. <b>See Attachments # 4 and 5</b></p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. See Attachments # 6</b></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. <b>See Attachments # 7</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" - <b>See Attachment # 8</b></p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

**OTHER ATTACHMENTS:**

**ATTACHMENT # 9, VIOLENCE AGAINST WOMEN ACT**

**ATTACHMENT # 10, SITE-BASED WAITING LIST**

**ATTACHMENT # 11, PROJECT BASED UNITS**

**ATTACHMENT # 12, RAB COMMENTS**

**ATTACHMENT - EXECUTED ARRA COMP GRANT DOCUMENTS**

**ATTACHMENT - EXECUTED COMP GRANT DOCUMENTS**

**ATTACHMENT - REQUIRED EXECUTED CERTIFICATIONS**

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## Instructions form HUD-50075

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### 1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### 2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### 3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### 4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

### 5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

#### PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

**8.2 Capital Fund Program Five-Year Action Plan**

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**9.1 Strategy for Addressing Housing Needs.** Provide a 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. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

## ATTACHMENT 9

### Violence Against Women Act Changes

The Housing Authority, in response to the Violence Against Women Act (VAWA) has implemented changes to the Agency's Statement of Policies Governing Admission to and Continued Occupancy of the Conventional Low Rent Public Housing Units. Such changes include:

- That an applicant or participant is, or has been, a victim of domestic violence, dating violence or stalking, is not an appropriate basis for denial or termination of program assistance, tenancy, or occupancy rights, if the applicant otherwise qualifies for assistance or admission.
- The Housing Authority may not terminate assistance to a participant in any assisted housing program on the basis of an incident or incidents of actual or threatened domestic violence, dating violence or stalking against that participant.
- Criminal activity directly relating to domestic violence, dating violence, or stalking engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that domestic violence, dating violence, or stalking.

The following Section of the Public Housing Admission and Occupancy Policies have been changed to comply with the Violence against Women Act:

- 7.6 Violence Against Women Act Provision
- 15.2 Categories of Transfers
- 19.2 Termination by the Housing Authority

Services and programs open to VAWA families:

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)
Money Sense - Personal Finance	Varies	Open enrolment	H.A. main office	Public Housing
PAL Programs	Varies	Open enrolment	Pat, Westley, Mod, Turlock, and Oakdale - Community Centers	Community
Community Services Centers (education, health, and community programs and resources)	Varies	Referrals/enroll	Pat, Westley, Mod, Turlock, and Oakdale	Community
Daycare services	Varies	Enrolment	Pat and Westley center	Community
Resident Work Exp Program	Varies	Enrolment	Modesto Com Center	Public Housing
Free Lunch Program/s	Varies	Open enrolment	Modesto Westley/Pat	Community



## **ATTACHMENT 8**

### **DEFINITION OF SUBSTANTIAL DEVIATION:**

Substantial deviations, significant amendments, and/or modifications are considered non-discretionary changes in the plans or policies of the Housing Authority when they fundamentally change the mission, goals, objectives, and/or plans of the agency. This manner of change normally requires formal approval from the Board of Commissioners.

## ATTACHMENT 7

### PROGRESS IN MEETING GOALS AND OBJECTIVES

#### **BACKGROUND**

In July of 2005, the Commission adopted the Authority's current Five Year Agency Plan. The submission of Agency Plans ( Five year and yearly) is a federal requirement for all housing authorities. The current plan identified affordable housing needs, and resources and the Authority's policies, procedures and goals for addressing those needs over the current five year period (2005 - 2009). This report is intended to provide a final update on activity for this five year period.

#### **DISCUSSION**

The Authority's Plan established strategic five-year goals and related objectives which the Authority was to further during the five year time frame. In the following material we have listed those goals and objectives and commented on the Authority's efforts from our last reporting period .

**PHA Goal** Depending on the availability of federal and state funding, increase the inventory of affordable rental housing in Stanislaus County and expand home ownership opportunities for first time home buyers

#### **Objectives:**

- @ Apply for additional rental vouchers: If federal funding becomes available expand the inventory of rental housing vouchers by 5 % over the next 5 years:
- @ Reduce public housing vacancies: Achieve a 98% Lease-up Rate in the Public Housing Program by October 1, 2006
- @ Explore the leveraging of private or other public funds to create additional housing opportunities
- @ Subject to the availability of funding, develop or acquire 90 affordable rental housing units over the next 5 years.
- @ Other:
  1. Utilize the Authority's IDEA Program and Section to assist 20 first time home buyers in acquiring a home over the next 5 years.

2. Depending on market conditions and available funding, increase the number of households participating in the Authority's **First** Time Home-Buyers Program by 2006
3. Achieve and sustain a Section 8 program utilization rate of 98 % by October 1, 2006
4. Continue to expand upon marketing and out reach efforts to attract new landlord participants to the Section 8 program by October 1, 2006

**Comments:**

@ To date, the Authority applied and received approval for 35 additional Shelter plus Care Units. These awards increased the current program size to be able to 117 families who were formerly homeless, whose head of household has either a mental illness, HIV/AIDS, or is recovering from substance abuse addictions. This growth represents an increase of 33% in overall program size. The Housing Authority received an invitation to apply for up to 100 additional vouchers in 2008 for families and youth out of Foster Care. This was the first invitation for additional funding since 2001. Due to overwhelming response nationwide, the Housing Authority was unsuccessful in its application.

@ To date, the Section 8 lease-up rate is at 98.6% YTD and we anticipate reaching 99.6% by October 2009.

@ With respect to our Public Housing occupancy goal of 98%, we achieved a 98% rate over most of this five year period and currently stand at 100%.

@ Our developments have leveraged \$2,400,000 public/private financing to create affordable housing units. In addition, we anticipate receiving \$4,500,000 in financing form the State of California and USDA-RD.

@ Development efforts, to date, consist of a total of 36 units at the Paramount and Las Palmas Apartments. In addition, we completed 20 units of new construction in the Village One area of Modesto and purchased a 40 unit complex named Palm Valley.

@ With respect to new home ownership opportunities, our Section 8 IDEA program has assisted 20 families with the purchase of their first home. **Our Mortgage Credit Certificate program assisted 21 families with home purchases.** In October, 2003, the Housing Authority developed a "Lease-to-Own" Homeownership Program for Section 8 Family Self-Sufficiency Participants. Our first participant

successfully secured a mortgage in 2008. Currently the Housing Authority is in the process of purchasing homes via the NSP program and is planning a second home ownership program which will include Public Housing Program participants.

@ Since 2005, the Authority has applied for and received \$120,000 in grants from private sources to continue to administer the IDEA Homeownership Program for FSS Participants. The total amount applied for and received from program inception is \$970,000. These IDEA Program funds are used to assist FSS program graduates with up to \$15,000 in matching funds to use for down payment assistance. In 2008, the Housing Authority obtained an additional \$40,000. From the Federal Home Loan Bank of San Francisco for our new Wish, Home Ownership Program. This program will remove the previous Home Loan Bank restrictions and will enable both Voucher and Public Housing Program participants to benefit.

@ The Authority continues to operate the Family Self-Sufficiency Program. Presently, the Authority has 78 program participants, of which 40% hold active escrow savings accounts.

**PHA Goal: Conserve and Upgrade the Affordable Housing Inventory in Stanislaus County:**

- @ Improve public housing management: (PHAS score) achieve and maintain High Performer status in the Public Housing Program by October 1, 2006
- @ Improve voucher management: (SEMAP score) achieve and maintain High Performer status in the Voucher and Section 8 programs by October 1, 2007
- @ Increase customer satisfaction:
  1. Improve Communications with Residents and Program Participants through the use of news letters and Resident Meetings
  2. Continue to provide staff training opportunities which support improvements in the quality of the Authority's housing programs
- @ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  1. Formulate an agency plan for the transition to Asset management by October 1, 2006.

2. Continue to conduct Annual Housing Choice Voucher Program inspections within 364 days of the last inspection
3. Conduct quality control audits of annual eligibility determinations for no less than 3 % of Housing Choice Voucher and Public Housing Program files
4. Conduct initial unit inspections for the Housing Choice Voucher Program within a 7 - 10 day time period
5. Maintain the number of days a Section 8 Owner receives the initial rent check at 11 days from the date the unit passes inspection

@ Renovate or modernize public housing units: Complete Public Housing Modernization Activities in a timely manner

@ **Other**

1. Partner with county and/or city efforts to improve housing stock and create stable, viable neighborhoods
2. Plan and Coordinate Authority's housing stock modernization efforts with county and/or city infrastructure improvement efforts
3. The Authority shall reduce the level of crime in its high vacancy complexes by not less than 20 % by October 1, 2007
4. The Authority shall improve the curb appeal of its complexes through completion of common area landscape improvements and other physical improvements by October 1, 2007

**Comments:**

- @ In our Section 8, Program, we achieved and were designated a "High Performer" under the SEMAP evaluation system as of December 2006. The Section 8 Program has been designated as a "High Performer" in 2007, 2008 and we anticipate this same designation in 2009 as well.
- @ For the Public Housing Program, we achieved and were designated a "High Performer" under the PHAS evaluation system as of October 1, 2005.
- @ As a result of SEMAP requirements, the Authority implemented revisions to the inspection process and was able to complete it's inspections within 364 days of the last inspection.
- @ As a result of SEMAP requirements, the Authority's minimum sampling requirement is less than 1% of tenant files. The Authority has met and exceeded this requirement and is reviewing more than 3 % of files. For program quality, we are continuing to maintain and review the higher percent.

@ The Authority has met initial unit inspections by conducting initial Housing Choice Voucher Program inspections, within the 7-10 day time period

@ The Authority has met it's objective of reducing the number of days for program owners to receive their initial rent check from 22 days to 11.

This objective was not met in 2008 due to the volume of new contracts which were executed and the limited number of staff. However, we are working towards meeting this objective in 2009 and expect to meet the objective by the end of the 2008-09 fiscal year.

@ To reduce administrative costs associated with performing eligibility functions, the Section 8 Department created open-forum informational "briefings" whereby 25-30 participants interested in relocating are seen at one time versus 25-30 individual appointments. Due to it's success, similar type of "briefings have been established for other functions such as "client counseling" appointments.

@ Efforts to improve our communications with residents and program participants include: on site resident training/informational meetings, regular newsletters and flyers.

@ Our partnership efforts focusing on improving housing stock include ongoing partnerships with the Cities of Modesto, Ceres, Oakdale, Patterson, Newman and the County.

@ We continue to provide cities with input opportunities into our modernization and agency plan activities.

@ All major modernization activities continue to be planned and implemented on a timely basis

@ We believe we exceeded our goal of a 20% reduction in crime in our public housing developments for the year indicated.

### **PHA Goal: Increase assisted housing choices**

@ Provide voucher mobility counseling at initial family briefings and during annual re-examinations

@ Conduct outreach efforts to potential voucher landlords by conducting owner workshops to encourage Voucher Program participation

@ Continue to seek funding to continue the IDEA Home ownership Program for graduating FSS (Family Self-Sufficiency) Program participants.

- @ Participate in Rental Property Association events, as they occur, to market potential Section 8 owners
- @ Implement public housing site-based waiting lists: The Authority shall implement project based waiting lists for complexes where such lists improve marketability

**Comments:**

- @ Section 8 Department briefing packets include information on portability and how to exercise the portability option as a Section 8 Participant. Families are advised of the portability option at the initial family briefing and during annual re-examinations.
- @ The Authority has not conducted a Section 8 Program workshop for landlords since 2006. However, we are considering establishing Section 8 owner training programs in 2010.
- @ The Authority is regularly participating in Rental Property Association events and meetings on an on-going basis when asked to participate.
- @ The Authority has implemented a site based waiting list for our Westview Gardens development.

**PHA Goal: Provide an improved living environment**

- @ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

- @ Implement public housing security improvements

@ **Other:**

1. Continue to be lead agency participating in the County Wide Continuum of Care System and Development.
2. Continue to seek funding for Permanent Supportive Housing through the Continuum of Care NOFA

**Comments:**

- @ The Authority continues its efforts to bring higher income public housing eligible households into its lower income developments. To this end, the Authority has been able to place, approximately 60% of its new admissions, families with incomes of 30+ - 80%

of the area median into its development, it has raised the average monthly Public Housing Program rent from \$321 per month to its current high of \$378, and it has increased the number of families paying the maximum rent from a baseline low of 36 families to a current high of 96 families (14.83% of total program participants)

- @ Our modernization improvements are incorporating needed security improvements. We are tracking reported crime in our developments and are working closely with both the Sheriff and City police departments around crime issues. Our crime data is consistently showing reductions.
- 2 The Housing Authority is considered the lead agency for the annual funding application to HUD for funding for homeless programs and services. The Housing Authority has been the lead agency since 1996. Since 2006, the annual application has been successfully funded and provided over 8.4 million dollars in HUD funding for homeless housing programs and services.

**PHA Goal: Promote Self-Sufficiency and asset development of families and individuals**

- @ Increase the number and percentage of employed persons in assisted housing.
- @ Provide or attract supportive services to improve assistance recipients' employability:
- @ Other:
  1. Maintain the number of Section 8 Family Self-Sufficiency Program participants at the level required by HUD
  2. Expand and enter into partnerships which will provide Self-Sufficiency Services in the Authority's Community Centers by October 1, 2007
  3. Continue to apply for IDEA Program funds annually which will allow up to \$15,000 in down payment assistance for graduating Family Self-Sufficiency Families.
  4. Depending on the availability of federal funding, expand or maintain the Authority's Lease-to-Own Homeownership Program for Family Self Sufficiency participants

**Comments:**

- @ The Authority presently has 78 FSS participants. The Authority had to downsize the program due to uncertainty of funding for participants and program coordinators.
- @ Since 2000, the Authority has applied for and received four separate grants from private funds to implement the IDEA Home Ownership Program for FSS Participants. The total amount applied for and received is \$970,000. These

IDEA Program funds are used to assist FSS program graduates with up to \$15,000 in matching funds to use for down payment assistance. IN 2008, the Housing Authority received an additional \$40,000 for downpayment assistance through the WISH program.

- @ Educational services which support self-sufficiency are continuing to be provided at our Community Centers

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

- @ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability through dissemination of information to program participants and follow-up with HUD on potential discrimination complaints.
- @ 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:**
  1. The Authority shall achieve an ethnic, racial and income mix in its housing developments to the extent possible
  2. The Authority shall investigate and resolve any fair housing issues affecting its programs, or program participants in a responsible manner

**Comments:**

- @ Our Authority continues to affirmatively market both its current housing programs and newly developed housing to insure that it meets fair housing standards.
- @ Our Authority diligently pursues and resolves reasonable accommodations requests.

**PHA Goal: Reduce the Authority's dependency on federal funding**

- @ Expand the Authority's financial base to include additional funding from non-federal financial funding sources

**Comments:**

- @ Our Authority has used its development opportunities as its primary means of expanding its non federal financial base. We are continuing to explore other avenues for doing so.

**SUMMARY**

The Authority made significant progress in moving toward its goals.

## ATTACHMENT 6

### Strategy for Addressing Needs

#### **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:

- 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
- 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
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Continue to be an active lead agency in the County Wide Continuum of Care Plan in development

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

- Apply for additional “freestanding” FUP, or other “targeted” vouchers as application announcements are published through HUD, and apply for additional Shelter Plus Care
- 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.

#### **Need: Specific Family Type: Families at or below 30% of median**

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

- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work

#### **Need: Specific Family Type: Families at or below 50% of median**

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

- Employ admissions preferences aimed at families who are working or in training
- Adopt rent policies to support and encourage work

## **Need: Specific Family Type: The Elderly**

### **Strategy 1: Target available assistance to the elderly:**

Apply for special-purpose vouchers targeted to the elderly, should they become available

## **Need: Specific Family Type: Families with Disabilities**

### **Strategy 1: Target available assistance to Families with Disabilities:**

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

## **Need: Specific Family Type: Races or ethnicities with disproportionate housing needs**

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

Affirmatively market to races/ethnicities shown to have disproportionate housing needs

### **Strategy 2: Conduct activities to affirmatively further fair housing**

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 Housing Needs & Strategies:**

1. Continue to pursue collaborative projects with local agencies to increase the level of permanent supportive housing for persons with disabilities and special populations
2. Continue to participate as a lead agency in the County Wide Continuum of Care Plan in development to identify potential collaborative, pursue local resources, and identify the greatest area of housing needs within the county.

### **Reasons for Selecting Strategies:**

Funding constraints

Staffing constraints

Limited availability of sites for assisted housing

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

Results of consultation with local or state government

**ATTACHMENT 5**

<b>Public Housing Program - Housing Needs of Families on the Waiting List</b>			
<b>Waiting list type:</b>			
<input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
	# Of families	% Of total families	Annual Turnover
Waiting list total	3,652		82
Extremely low income <=30% AMI	1,795	49	
Very low income (>30% but <=50% AMI)	1,047	29	
Low income (>50% but <80% AMI)	253	7	
Families with children	2,394	66	
Elderly families	333	9	
Families with Disabilities	557	15	
Race/ethnicity White	2,826	77	
Race/ethnicity Hispanic	1,794	49	
Race/ethnicity Black	534	15	
Race/ethnicity Indian	85	2	
Race/ethnicity Asian	188	5	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1,085	30	7
2 BR	2,016	56	32
3 BR	429	12	34
4 BR	66	2	07
5 BR	13	0	02
5+ BR	0	0	0

**ATTACHMENT 4**

<b>Housing Needs of Families in Stanislaus County by Family Type</b>							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	5,520	5	5	5	5	5	5
Income >30% but <=50% of AMI	9,195	5	5	5	5	5	5
Income >50% but <80% of AMI	32,715	1	5	4	3	3	5
Elderly	60,683	5	5	5	5	5	5
Families w/ Disabilities	N/A*	N/A	N/A	N/A	N/A	N/A	N/A
Afro-American	13,788	5	5	5	5	5	5
Hispanic	196,616	5	5	5	5	5	5
Other (non-Hispanic and non-Afro-American)	301,734	5	5	5	5	5	5

1 = least need  
5 = greatest need



June 30, 2009

Dear Mr. Bill Fagan,

We, the members of the Resident Advisory Board for the Stanislaus County Housing Authority, agree with and support the Agency's Goals and Objectives as identified in the 5-Year Plan.

**Capital Fund Program**

The new Capital Fund Budget anticipates there will \$1,283,740.00 available for activities next year. The Committee supports the Authority's plan for continued modernization and Management improvement activities in the areas of:

- Kitchen, bathroom, floor, lighting improvements and appliance replacement, ca026010.
- Replace exterior siding, ca026026.
- Replace fencing, ca026005.

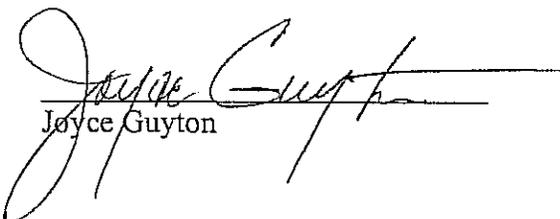
We also support the Housing Authority's position to separate the Area One wait list for the Conventional Low Rent Program into individual waiting lists by city.

We as a committee request that the Board of Commissioners take into consideration all of the recommendations and comments we have provided.

Respectfully submitted,

  
 \_\_\_\_\_  
 John Daniels

6-30-09  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Joyce Guyton

6-30-09  
 \_\_\_\_\_  
 Date

## **ATTACHMENT 3**

### Changes to the Elements

1. Changes to the Operations and Management element involving the creation of additional single site wait lists.

## ATTACHMENT 1

### A. Mission Statement:

The Housing Authority of The County of Stanislaus is a non-profit, public corporation committed to addressing the unmet needs of the residents and communities of Stanislaus County. The Authority is governed by a Housing Commission appointed by the Board of Supervisors.

Mission:

- ❖ Provide decent, safe, and affordable rental and home ownership housing.
- ❖ Provide and promote service opportunities that encourage and support individuals and families achieving greater independence and self-sufficiency.
- ❖ Provide opportunities for conserving and upgrading affordable housing stock, improving infrastructure, stabilizing and creating desirable neighborhoods.

In carrying out its mission the Authority is committed to provide a high quality service by:

- ❖ Being sensitive to clients needs while treating clients with dignity and respect
- ❖ Utilizing the talents and skills of our staff
- ❖ Fostering partnerships
- ❖ Utilizing resources in the most efficient and effective manner



MAR 20 2009

U.S. Department of Housing and Urban Development  
San Francisco Regional Office - Region IX  
600 Harrison Street  
San Francisco, California 94107-1387  
www.hud.gov  
espanol.hud.gov

Mr. Bill Fagan  
Executive Director  
County of Stanislaus Housing Authority  
1701 Robertson Road  
PO Box 581918  
Modesto, CA 95358

Dear Mr. Fagan:

SUBJECT: Formula Capital Grant - American Recovery and Reinvestment Act  
Project Number: CA39S02650109

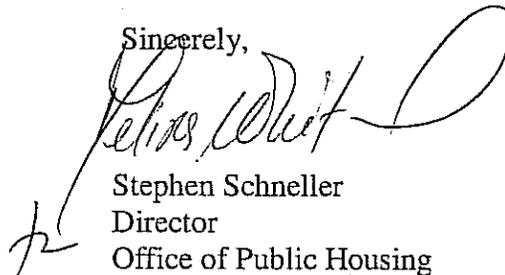
We are pleased to present to you one fully executed Capital Fund Program (CFP) Amendment for the above referenced Project Number for your records. PHAs should be able to see the Recovery Formula Grant Funds in the loccs system by Monday March 23, 2009. Please note however, that we have placed the funds for this project under manual review. The Housing Authority will not be able to access these funds until we receive the following documents:

- A Capital Fund Annual Statement Form 50075.1 describing the specific activities the HA will undertake with the Recovery Act Grant Funds and, if applicable, a board resolution by not later than April 10, 2009.
- An environmental review that complies with the environmental requirements of 24 CFR Part 58.

PHAs are advised to read notice PIH 2009-12 very carefully and check the office of capital improvements recovery web page frequently to obtain undated information.

Should you have any questions or need assistance, please call Norma Penamante, Public Housing, Facilities Management Specialist, at (415) 489-6441.

Sincerely,



Stephen Schneller  
Director  
Office of Public Housing

Enclosure

American Recovery and Reinvestment Act (ARRA) Formula Grant

**Capital Fund Program  
(CFP) Amendment**

To The Consolidated Annual Contributions  
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) County of Stanislaus Housing Auth (CA026) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions

Contract(s) ACC(s) Number(s) SF-212 dated: 6/27/1962

Whereas, HUD has agreed to provide American Recovery and Reinvestment Act (ARRA) assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at public housing developments in accordance with the requirements of the ARRA including Title XVI general provisions of the ARRA, in order to ensure that such developments continue to be available to serve low-income families:

\$ 1,632,185 for Fiscal Year 2009 to be referred to under Capital Fund Grant Number CA39S02650109

PHA Tax Identification Number (TIN) On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 51

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).
2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program and ARRA and in accordance with the PHA's current 5-year Capital Fund Plan.
3. Subject to the provisions of the ACC(s) and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.
4. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP/ARRA assistance for modernization activities and for a period of forty years after the last distribution of CFP/ARRA assistance for development activities. Provided further that, for a period of ten years following the last payment of assistance from the Operating Fund to the PHA, no disposition of any development covered by this amendment shall occur unless approved by HUD.
5. If the PHA does not comply with any of its obligations under this Amendment, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work. In such case, the PHA shall only incur additional costs with HUD approval.
6. By execution of this amendment all PHAs that are PHAS troubled acknowledge and agree to additional monitoring and oversight by HUD and its agents/contractors as deemed appropriate and necessary in order to ensure the proper use of the funds received by this amendment.

7. This grant is conditioned on the acceptance of the PHA to comply with the reporting requirements of the ARRA and the following requirements:
  - a. Funds cannot be transferred to operations or used for rental assistance activities.
  - b. The PHA must obligate 100% of the grant within one year of the effective date. At the one year date any unobligated funds will be recaptured.
  - c. The PHA must expend at least 60% of the grant within two years of the effective date. At the two year date if less than 60% is expended any unexpended funds will be recaptured.
  - d. The PHA must expend 100% of the grant within 3 years of the effective date. At the three year date any unexpended funds will be recaptured.
  - e. Extensions to the obligation and expenditure dates are not permitted.
  - f. The PHA must submit an annual statement and board resolution no later than 21 calendar days from the effective date.
  - g. The PHA shall give priority to capital projects that can award contracts based on bids within 120 from the effective date.
  - h. The PHA shall give priority consideration to the rehabilitation of vacant rental units.
  - i. The PHA shall prioritize capital projects that are already underway or included in the 5-year Capital Fund Plan.
  - j. The PHA must use the funds provided in this grant to supplement expenditures not supplant expenditures from other Federal, State, or local sources or funds independently generated by the grantee.
  - k. The PHA will provide a physical needs assessment, as specified by HUD, using funds from this grant or other Capital Funds.
  - l. Requirements relating to the procurement of goods and services arising under state and local laws and regulations shall not apply to the CFP assistance provided by this agreement.
8. The PHA acknowledges its responsibility for adherence to this amendment.

The parties have executed this Agreement, and it will be effective on 3/18/2009. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development By <u>Stephen Schnelker</u> Date: <u>3/3/09</u> Title <u>Director, Office of Public Housing</u>	PHA Executive Director By <u>William A Fog</u> Date: <u>3/3/09</u> Title <u>EXECUTIVE DIRECTOR</u>
--	--

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CA39S02650109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant		<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated
		Revised <sup>2</sup>	Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)	163,218.00	
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	40,000.00	
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures	700,000.00	
11	1465.1 Dwelling Equipment—Nonexpendable	598,967.00	
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities <sup>4</sup>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009	
PHA Name:	Grant Type and Number	FFY of Grant Approval: 2009	
Housing Authority of the County of Stanislaus	Capital Fund Program Grant No: CA39S02650109 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant			
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	130,000.00	
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,632,185.00	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>William A. Fagan</i>		Signature of Public Housing Director	
Date <i>3/31/09</i>		Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.









Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval: 2009			
PEA Name: Housing Authority of the City of Riverbank Grant Type and Number Capital Fund Program Grant No: CA39S01750109 Replacement Housing Factor Grant No: Date of CFFP:					
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Revised <sup>1</sup>	Obligated	Total Actual Cost <sup>1</sup> Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>2</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	15,691.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	128,722.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: Housing Authority of the City of Riverbank	Grant Type and Number Capital Fund Program Grant No: CA39S01750109 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant	<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Revised Annual Statement (revision no: )	
	<input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup> Obligated
			Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	12,500.00	
20	Amount of Annual Grant: (sum of lines 2 - 19)	156,913.00	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director: <i>William A. Reg</i>		Signature of Public Housing Director	
Date: 3/31/09		Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
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Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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U.S. Department of Housing and Urban Development  
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 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval: 2009		
PHA Name: Housing Authority of the County of Stanislaus		Grant Type and Number Capital Fund Program Grant No: CA39802650109 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup> Expended
1	Total non-CFF Funds			
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>			
3	1408 Management Improvements			
4	1410 Administration (may not exceed 10% of line 21)	163,218.00		
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	40,000.00		
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures	700,000.00		
11	1465.1 Dwelling Equipment—Nonexpendable	598,967.00		
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities <sup>4</sup>			

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009	FFY of Grant Approval: 2009
PHA Name:	Grant Type and Number		
Housing Authority of the County of Stanislaus	Capital Fund Program Grant No: CA39S02650109 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup> Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	130,000.00	
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,632,185.00	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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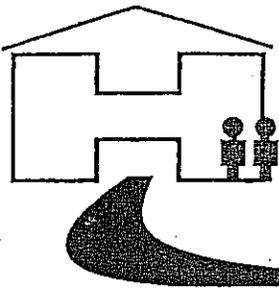
<sup>4</sup> RHF funds shall be included here.











**Housing Authority  
of the County of Stanislaus**

(209) 557-2000  
P.O. Box 581918  
1701 Robertson Rd.  
Modesto, CA 95358-0033

Department of Housing and  
Urban Development  
California State Office  
Attn: Stephen Schneller  
600 Harrison Street, Third Floor  
San Francisco, CA 94107-1300

July 22, 2009

RE: Agency Plan, Stanislaus County Housing Authority

Dear Mr. Schneller:

Enclosed are the required certifications for the Housing Authority of the County of Stanislaus' Agency Plan. If you should have any questions, please feel free to contact Gabe Juarez at (209) 557-2044.

Sincerely,

William A. Fagan  
Executive Director

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

I, Cathy Creswell the Deputy Director certify  
that the Five Year and Annual PHA Plan of the Stanislaus County Housing Authority is  
consistent with the Consolidated Plan of State of California prepared  
pursuant to 24 CFR Part 91.

Cathy Creswell 6/24/99  
Signed / Dated by Appropriate State or Local Official

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

I, Angela Freitas the Deputy Dir. of Planning & Comm. Dev. certify that the Five Year and  
Annual PHA Plan of the Stanislaus County Housing Authority is consistent with the Consolidated Plan of  
Stanislaus County prepared pursuant to 24 CFR Part 91.



7-1-09

Signed / Dated by Appropriate State or Local Official

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

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the streamlined Annual PHA Plan for PHA fiscal year beginning 10/2009, hereinafter referred to as the Streamlined Annual Plan, of which this document is a part and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of the Streamlined Plan and implementation thereof:*

1. The streamlined Annual Plan is consistent with the applicable comprehensive housing affordability strategy (or any streamlined Plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, and provided this Board or Boards an opportunity to review and comment on any program and policy changes since submission of the last Annual Plan.
3. The PHA made the proposed streamlined Annual Plan, including policy and program revisions since submission of the last Annual Plan, and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the streamlined Plan and invited public comment.
4. The PHA will carry out the streamlined Annual Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
6. For streamlined Annual Plans that include a policy or change in policy for site-based waiting lists:  
The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(b)(2).
7. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
8. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
9. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
10. The PHA has submitted with the streamlined Plan a certification with regard to a drug-free workplace required by 24 CFR Part 24, Subpart F.
11. The PHA has submitted with the streamlined Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105( a).
14. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.  
 18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).  
 19. The PHA will undertake only activities and programs covered by the streamlined Annual Plan in a manner consistent with its streamlined Annual Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its streamlined Plan.  
 20. All certifications and attachments (if any) to the streamlined Plan have been and will continue to be available at all times and all locations that the PHA streamlined Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the streamlined Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its streamlined Annual Plan and will continue to be made available at least at the primary business office of the PHA.  
 21. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):

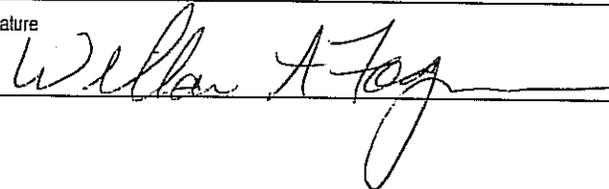
- 903.7a Housing Needs
- 903.7b Eligibility, Selection, and Admissions Policies
- 903.7c Financial Resources
- 903.7d Rent Determination Policies
- 903.7h Demolition and Disposition
- 903.7k Homeownership Programs
- 903.7r Additional Information
  - A. Progress in meeting 5-year mission and goals
  - B. Criteria for substantial deviation and significant amendments
  - C. Other information requested by HUD
    - 1. Resident Advisory Board consultation process
    - 2. Membership of Resident Advisory Board
    - 3. Resident membership on PHA governing board

22. The PHA provides assurance as part of this certification regarding its streamlined annual PHA Plan that:  
 (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;  
 (ii) The changes were duly approved by the PHA board of directors (or similar governing body); and  
 (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.

Housing Authority County of Stanislaus      CA026  
 PHA Name      PHA Number

Streamlined Annual PHA Plan for Fiscal Year: Beginning 10/2009

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
William A. Fagan	Executive Director
Signature	Date
X 	July 22, 2009

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the County of Stanislaus

Program/Activity Receiving Federal Grant Funding

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

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

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

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

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

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

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

(1) Abide by the terms of the statement; and

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

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

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

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

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

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

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

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

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

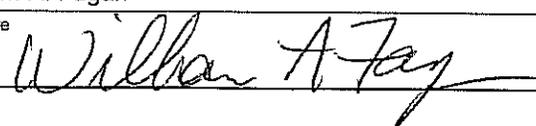
Name of Authorized Official

William A. Fagan

Title

Executive Director

Signature

X 

Date

July 22, 2009

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the County of Stanislaus

Program/Activity Receiving Federal Grant Funding

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

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

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

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

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

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

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

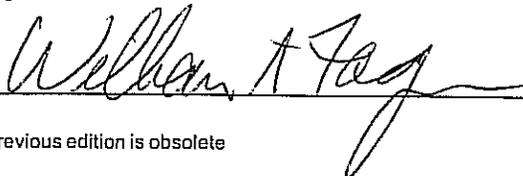
Name of Authorized Official

William A. Fagan

Title

Executive Director

Signature



Date (mm/dd/yyyy)

07/22/2009

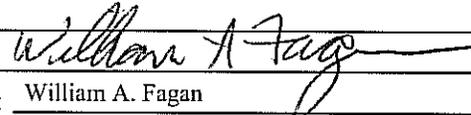
## DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract      N/A <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> N/A <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing      N/A <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Housing Authority County of Stanislaus 1701 Robertson Road Modesto, CA 95351  Congressional District, if known: 4c	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>   <p style="text-align: center;">N/A</p> Congressional District, if known:	
<b>6. Federal Department/Agency:</b>  <p style="text-align: center;">N/A</p>	<b>7. Federal Program Name/Description:</b>  <p style="text-align: center;">N/A</p> CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>  <p style="text-align: center;">N/A</p>	<b>9. Award Amount, if known:</b>  \$ N/A	
<b>10. a. Name and Address of Lobbying Registrant</b> <i>(if individual, last name, first name, MI):</i>  <p style="text-align: center;">N/A</p>	<b>b. Individuals Performing Services</b> <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>  <p style="text-align: center;">N/A</p>	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>William A. Fagan</u> Title: <u>Executive Director</u> Telephone No.: <u>(209)557-2000</u> Date: <u>07/22/09</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

DISCLOSURE OF LOBBYING ACTIVITIES  
CONTINUATION SHEET

Approved by OMB  
0348-0046

Reporting Entity: Housing Authority County of Stanislaus Page 1 of 1

N/A

Enter tracking number  

Detailed Results | Notifications

Tracking no.: 869109846811

 E-mail notifications

**On Schedule** 



At FedEx destination facility  
SAN FRANCISCO, CA

Shipment Dates

Destination

Ship date  Jul 22, 2009

Estimated delivery  Jul 23, 2009 by 10:30 AM

**Shipment Facts**

[Help](#)

Service type: Priority Envelope

**Shipment Travel History**

[Help](#)

Select time zone:

Select time format: [12H](#) | [24H](#)

All shipment travel activity is displayed in local time for the location

Date/Time	Activity	Location	Details
Jul 23, 2009 6:20 AM	At local FedEx facility	SAN FRANCISCO, CA	
Jul 23, 2009 3:42 AM	Departed FedEx location	OAKLAND, CA	
Jul 22, 2009 11:14 PM	Arrived at FedEx location	OAKLAND, CA	
Jul 22, 2009 9:27 PM	Left FedEx origin facility	MODESTO, CA	
Jul 22, 2009 3:33 PM	Picked up	MODESTO, CA	

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary

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15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs		\$9,600			
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<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
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Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of the County of Stanislaus	Grant Type and Number Capital Fund Program Grant No: CA39P02650109 Replacement Housing Factor Grant No: Date of CFFP:	FY of Grant: 2009 FFY of Grant Approval: 2009
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Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies  
 Performance and Evaluation Report for Period Ending:       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
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18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
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22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>William A. Top</i>		7/22/09			

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**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2001

**Part I: Summary**

Housing Authority of the County of Stanislaus(CA026)		Locality (Modesto/Stanslaus County/CA)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013	
Physical Improvements Subtotal	\$924,000	\$924,000	\$982,550	\$1,107,600	\$1,023,000	
Management Improvements	\$187,000	\$187,000	\$187,000	\$187,000	\$187,000	
PHA-Wide Non-dwelling Structures and Equipment	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	
Administration	\$42,750	\$42,750	\$18,250		\$52,000	
Other						
Operations						
Demolition						
Development						
Capital Fund Financing - Debt Service						
Total CFP Funds	\$1,283,750	\$1,283,750	\$1,318,300	\$1,424,600	\$1,392,000	
Total Non-CFP Funds						
Grand Total	\$1,283,750	\$1,283,750	\$1,318,300	\$1,424,600	\$1,392,000	









