

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information					
	PHA Name: Fairfield Housing Authority		PHA Code: <u>CA065</u>			
	PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8)					
	PHA Fiscal Year Beginning: (MM/YYYY): <u>July 2009</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>851</u>					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <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	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5 Year Plan. Complete items 5.1 and 5.2 only at 5 Year Plan update. NOT APPLICABLE					
5.1	Mission. State the PHA's Mission for serving the needs of low income, very low income, and extremely low income families in the PHA's jurisdiction for the next five years: NOT APPLICABLE					
5.2	Goals and Objectives. 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. NOT APPLICABLE					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <ul style="list-style-type: none">• Fairfield Administrative Plan (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. <ul style="list-style-type: none">• Fairfield Housing Authority, 823-B Jefferson St., Fairfield, CA					
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> Homeownership Program – Fairfield Housing Authority currently has 5 families who have the Section 8 Homeownership Option. The Authority will allow additional families into the homeownership option as they become eligible. It is expected that one family will become ready for homeownership during FY 2009-2010. Project Based Voucher Program – The Fairfield Housing Authority has 21 Project Based Vouchers (PBV) at the Laurel Garden Apartments. The Housing Authority does not expect to convert any Housing Choice Vouchers to PBV during FY 2009-2010. Hope VI, Mixed Finance Modernization, Demolition, Disposition or Conversion of Public Housing NOT APPLICABLE					
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. NOT APPLICABLE					
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. 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. NOT APPLICABLE					

8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, 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.
NOT APPLICABLE

8.3 Capital Fund Financing Program (CFFP).
 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.
NOT APPLICABLE

9.0 Housing Needs. 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.

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4942	100%	
Extremely low income <=30% AMI	3425	69%	
Very low income (>30% but <=50% AMI)	380	7.69%	
Low income (>50% but <80% AMI)			
Families with children	2759	55.83%	
Elderly families	266	5.38%	
Families with Disabilities	1147	23.21%	
Race - Am Indian/Alaska Native	44	.89%	
Race - Asian	78	1.58%	
Race - Hawaiian/Pacific Islander	80	1.62%	
Race - Black	3606	72.97%	
Race - White	562	11.37%	
Ethnicity - Hispanic	441	8.92%	
Ethnicity - Non-Hispanic	3678	74.42%	
Characteristics by Bedroom Size (Public Housing Only)	NOT APPLICABLE		
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Affordability

Supply

Quality

Accessibility

Unit Size

Location

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>NOT APPLICABLE</p>
10.0	<p>Additional Information. 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.</p> <p>The mission of the Fairfield Housing Authority is to assist low-income families with safe, decent and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Fairfield Housing Authority is committed to operating in an efficient, ethical and professional manner. We will create and maintain partnerships with our clients and appropriate community agencies in order to accomplish this mission.</p> <ul style="list-style-type: none"> ▪ Completed - By 6/30/2007 - revise Administrative Plan to reflect current policies and practices ▪ Ongoing - improve access and information provided on the website ▪ Ongoing - maintain exceptional SEMAP score with continued staff training ▪ Ongoing - monitor administrative fee reductions while maintaining consistent service ▪ Ongoing – continue to look for homeownership opportunities for Housing Choice Voucher participants ▪ Ongoing - monitor department processes and staff training to meet HUD directives. ▪ Ongoing – conduct Housing Choice Voucher Housekeeping Workshops for failed HQS inspections due to tenant responsibilities ▪ Ongoing –Monitoring HCV assisted unit concentrations throughout the city ▪ Completed – Upon completion of Laurel Gardens Apartments, provide 21 vouchers for Project Based voucher rental assistance. ▪ Ongoing - Organize Tenant and Landlord Workshop at least once a year ▪ Ongoing - Encourage tenant participation in the Housing Choice Voucher Family Self-Sufficiency program ▪ Ongoing - Apply annually for Individual Development Account (IDEA) funds from the Federal Home Loan Bank for down-payment assistance ▪ Completed - By 12/31/2005, add preference to waiting list for elderly families ▪ Ongoing - Maintain minimum lease-up rate of 97% ▪ Completed - Adopt and implement Violence against Women Reauthorization Act (VAWA). <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>It is the intent of the City of Fairfield PHA to adhere to the mission, goals and objectives outlined in the five-year strategic plan. The plan, however, will be modified and re-submitted to HUD should a substantial deviation from program goals and objectives occur. The Housing Authority defines substantial deviations as:</p> <ul style="list-style-type: none"> ● Any change in the planned or actual use of federal funds for activities that would prohibit or redirect the Housing Authority's strategic goals of increasing the availability of decent, safe and affordable housing for the citizens of the City of Fairfield. ● Any single or cumulative annual change in the planned or actual use of federal funds as identified in the five-year plan that exceeds 20% of the City of Fairfield annual program budgets for Section 8 Housing Choice Voucher activities. ● A need to respond immediately to Acts of God beyond the control of the Housing Authority, such as earthquakes, civil unrest, or other unforeseen significant event. ● Mandates from local government officials, specifically the governing board of the Housing Authority, to modify, revise, or delete the long-range goals and objectives of the program. <p>A substantial deviation does not include any changes in HUD rules and regulations, which require or prohibit changes to activities listed herein.</p> <p>A Significant Amendment or Modification to the Annual Plan and five-year Plans is defined as:</p> <ul style="list-style-type: none"> ● Changes of a significant nature to the rent or admissions policies, or the organization of the waiting list not required by federal regulatory requirements as to effect a change in the Section 8 Administrative Plan. ● A change in the planned or use of replacement reserve funds

<p>11.0</p>	<p>Required Submission for HUD Field Office Review. 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. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (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) (b) Form HUD-50070, - Not Applicable - <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, - Not Applicable - <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, - Not Applicable - <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, - Not Applicable - <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (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. (g) Challenged Elements (h) Form HUD-50075.1, Not Applicable - <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, Not Applicable - <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and 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 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning July 1, 2009, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. 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.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - 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(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. 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.
11. 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.

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 the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
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, the Residential Lead-Based Paint Hazard Reduction Act of 1992, 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), 2 CFR Part 225, 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 Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the 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 PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification 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.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Fairfield Housing Authority

PHA Name

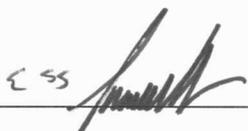
CA065

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20__ - 20__

XX Annual PHA Plan for Fiscal Years 2009 - 2010

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 Sean P. Quinn	Title Executive Director
Signature 	Date 4/15/09

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

I, Sean P. Quinn the Executive Director certify that the Five Year and
Annual PHA Plan of the Fairfield Housing Authority is consistent with the Consolidated Plan of
the City of Fairfield FY 2007-2012 prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

PUBLIC NOTICE

Fairfield Housing Authority Public Meeting, Public Comment Period and Public Hearing for the Proposed Annual Agency Plan FY 2009-2010

The Fairfield Housing Authority hereby notifies the public of the proposed Annual Agency Plan effective July 1, 2009. The Annual Agency Plan is required by the U.S. Department of Housing and Urban Development (HUD) for continued funding of the Section 8 rental assistance program.

Resident Advisory Board Meeting

A meeting of the Resident Advisory Board will be held on Monday, February 9, 2009 at 9:00 a.m. to review and discuss the application. The meeting will be held at the Fairfield Housing Authority, 823-B Jefferson St., Fairfield, CA 94533. The public is invited to attend.

Public Comment Period

The proposed plan will be available for a 45-day public review and comment period beginning Tuesday, February 10, 2009. The plan will be available on the City website at www.ci.fairfield.ca.us and at the following locations:

Fairfield Housing Authority, 823-B Jefferson St., Fairfield, CA,
City Hall at the Mall, Solano Mall 1350 Travis Blvd., Fairfield, CA
Fairfield City Clerk's office, 1000 Webster St., Fairfield, CA
Fairfield Civic Center Library, 1150 Kentucky St., Fairfield, CA
Fairfield Transportation Center, 2000 Cadenasso Dr., Fairfield, CA

Public Hearing

A Public Hearing is scheduled by the Fairfield Housing Authority on April 7, 2009, at 6:00 p.m., at the City Council Chambers, 1000 Webster Street, Fairfield, CA. The public is invited to attend and comment.

For more information, please contact Donna Walker, Housing Operations Supervisor at (707) 428-7391, or direct written comments addressed to the Fairfield Housing Authority, 823-B Jefferson Street, Fairfield, CA 94533.

(TO BE PUBLISHED ON: Saturday, February 7, 2009)

BILL TO: CITY MANAGER'S OFFICE

Public Comments

Resident Advisory Board Meeting February 9, 2009, 9am -11am

- *Information was clear and informative*
- *Presentation was clear*
- *Questions and discussion about opening of the wait list and how to become an Homeowner*

45-Day Comment Period February 10, 2009 – March 30, 2009

ATTACHMENT G

CHALLENGES

No challenges were presented during the 45 day public comment period.

FAIRFIELD HOUSING AUTHORITY

RESOLUTION NO. HA2009 - 03

A RESOLUTION OF THE FAIRFIELD HOUSING AUTHORITY APPROVING THE ANNUAL AGENCY PLAN FOR FY 2009-2010

WHEREAS, in order to receive Section 8 Housing Choice Voucher funding from the U.S. Department of Housing and Urban Development, the Fairfield Housing Authority must submit an approved Annual Agency Plan for fiscal year 2009-2010 to the U.S. Department of Housing and Urban Development; and

WHEREAS, a public comment period was advertised and observed beginning on February 10, 2009, and a public hearing was held on April 7, 2009, to obtain public comments on the Annual Agency Plan for fiscal year 2009-2010.

NOW, THEREFORE, THE HOUSING AUTHORITY OF THE CITY OF FAIRFIELD HEREBY RESOLVES:

Section 1. The Fairfield Housing Authority Annual Agency Plan for FY 2009-2010 is hereby approved and accepted.

Section 2. The Executive Director or the acting Executive Director is hereby authorized and directed to submit the Fairfield Housing Authority Annual Agency Plan for FY 2009-2010 to the U.S. Department of Housing and Urban Development.

PASSED AND ADOPTED this 7th day of April, 2009, by the following vote:

AYES: COMMISSIONERS: Price/Mraz/Moy/Timm/Vaccaro/Williams/Aguilar

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Aguilar, Williams

ABSTAIN: COMMISSIONERS: None

Naun T. Pua
CHAIRMAN

ATTEST:

Arlitta K. Contrino
SECRETARY