

1.0	PHA Information PHA Name: <u>Housing Authority of the City of Madera</u> PHA Code: <u>CA069</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2009</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>258</u> Number of HCV units: <u>725</u>																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input 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.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 30%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:					
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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. See Attachment: ca069a01																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (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. See Attachment: ca069b01																										
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> See Attachment: ca069c01																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. The Housing Authority will be using Capital Funds to provide capital improvements necessary to ensure long-term physical and social viability of the projects as budgets allow.																										
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. See Attachment: ca069d01 and ca069n02 (ARRA)																										

8.2	<p>Capital Fund Program Five-Year Action Plan. 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.</p> <p>See Attachment: ca069e01</p>
8.3	<p>Capital Fund Financing Program (CFFP). <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. N/A</p>
9.0	<p>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.</p> <p>See Attachment: ca069f01</p>
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>The Housing Authority plans to continue operating Section 8 Voucher assistance and Public Housing rental assistance programs to low income families. The waiting list is reviewed annually and updated to provide an efficient means of contacting families when assistance is available. The Housing Authority continues to promote rental assistance programs in its community by participating in community group meetings and functions to solicit programs. The waiting list will continue to provide preferences and targeted programs to meet the needs of low-income special need groups in the community such as Victims of Abuse, Displaced, Family Unification Program, Foster Youth, and the Disabled. The Housing Authority will continue to work with its community in developing additional housing opportunities through private and public resources.</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>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>See Attachment: ca069g01</p>
11.0	<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> <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) - ca069h01</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) - ca069i01</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) - ca069j01</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) - ca069k01</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) - N/A</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. - ca069l01</p> <p>(g) Challenged Elements – N/A ca069m01</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) – ca069d01 and ca069n02 (ARRA)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) – ca069e01</p> <p>See Attachments: ca069h01, ca069i01, ca069j01, ca069k01, ca069l01, ca069m01, ca069n02 as shown above for respective documents.</p>

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
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.

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.

Goals

A. Increase the availability of decent, safe, and affordable housing:

1. Expand the supply of assisted housing by leveraging private or other public funds to create additional housing opportunities; and, acquire or build units or developments.
2. Improve the quality of assisted housing by renovating or modernize public housing units; improve PHAS score; maintain high performer status in the Section 8 program; analyze the possibility of disposition of certain public housing units.
3. Increase assisted housing choices by continuing Public Housing and Voucher homeownership programs; and homeownership education classes to potential first time homeowners.

B. Improve community quality of life and economic vitality.

1. Continue Community Policing Program and establish resident education programs at development sites on housing and community services and programs.

C. Promote self-sufficiency and asset development of families and individuals.

1. Promote self-sufficiency and asset development of assisted households by:
 - Increasing the number of percentage of employed persons in assisted families
 - Continue to apply for Resident Opportunity and Self-Sufficiency (ROSS) Grant to provide a “Family Advocate” position to provide Family Self-Sufficiency (FSS) Case Management for public housing residents.
 - Collaborate with Work Force Development to provide presentations at public housing developments.
 - Partner with local and private organizations for asset donations for the residents.
 - Collaborate with other local agencies in efforts to serve the housing needs of the special needs and homeless.

D. Ensure Equal Opportunity in Housing for all Americans

1. Ensure equal opportunity and affirmatively further fair housing Objectives by:

- Undertaking 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.
- Continue the collaboration with the City of Madera in providing office space for a Fair Housing Counselor to provide service to the community.
- Provide training to all staff to keep abreast of the current fair housing laws.
- Maintain staff awareness and training on the special needs of sub-cultural issues to avoid any form of discrimination.
- Establish a Housing Counseling Center for families at risk of losing their homes due to foreclosure.

Other PHA Goals and Objectives:

- Maintain modern technology in computer systems, both hardware and software.
- Establish a MHA website.
- Continue to maintain financial stability.
- Provide training to staff on a regular basis.
- Continue staff committees to plan team-building activities.

PHA Progress in meeting the goals and objectives described in the previous 5-Year Plan.

Expanding the Supply of Assisted Housing:

- In the last 5 years the HA worked closely with private developers in assisting their efforts to develop assisted housing tax credit properties to house low-income families. Approximately 5 new developments have been developed where Section 8 assistance has been instrumental in helping families with their rent.
- In the last 5 years the HA worked closely with local support service agencies in establishing a preference referral program for families who have completed curriculum that promoted self-sufficiency. Targeted groups included Family Unification Program, Victim Services, Foster Youth, and Mental Health.
- Leveraging private or public funds to create additional housing opportunities.???

Improve the Quality of Assisted Housing:

- In the last 5 years the HA may not have substantially increased its PHAS scores, however, improved performance in the following categories:
 - ✓ Unit Turnover Make Ready Time from 31 days to 13 days
 - ✓ Lease-up Time from 5 days to 1.38 days
 - ✓ Average Turnaround from 36.29 days to 12.41 days
 - ✓ Average Work Order Turnaround from 4.03 days to 2.44 days

- In the last 5 years the HA improved communications, cooperation and courtesy between staff, residents and the community by providing bi-lingual applications, forms, and correspondence; holding Town Hall meetings with residents and general public; participating in local service agency committees such as the ADA Council, Interagency Council, Mental Health Steering Committee, Local Planning Council, City Housing Element committee, etc.
- In the last 5 years modernization and rehabilitation of Public Housing units have continued with energy efficient efforts which include purchasing Energy Start appliances, replacement of windows with dual panes,etc.
- In the last 5 years the HA has increased Assisted Housing Choices which include:
 - ✓ Increased HCV Homeownership Program participation from 0 to 9.
 - ✓ Implemented Homeownership program and assisted 27 families with purchasing their own homes.
 - ✓ Established on-going Homeownership education classes to potential first time homebuyers.
 - ✓ Received Section 32 approval to sell Public Housing single family homes to low-income residents.
- In the last 5 years the HA provided an improved living environment by:
 - ✓ Continuing the Community Policing Program
 - ✓ Established regularly scheduled meetings with the Police Department and HA staff in developing effective communication and sharing of information to establish safer living environments in Public Housing.
 - ✓ Holding quarterly Town Hall meetings presented by the HA and Police Department to discuss resident concerns and provide education.
 - ✓ Revised Public Housing leases to effect effective enforcement action for lease violators.
- In the last 5 years the HA continued to promote self-sufficiency by:
 - ✓ Maintaining approved FSS and ROSS grants yearly which provided continued funds to employ FSS and Homeownership Coordinators.
 - ✓ Continued partnering with local and private organizations and increased Planning Coordinating Committee (PCC) participation in working collaboratively towards self-sufficiency goals.
- In the last 5 years the HA ensured equal opportunity and affirmatively furthered Fair Housing by:
 - ✓ Collaborating with the City of Madera in providing office space for an on-site Fair Housing Counselor to provide services to the local community.

- ✓ Continued to undertake affirmative measures to ensure access to assisted housing.
- ✓ Ongoing HA staff training to keep them abreast of current fair housing laws.

- In the last 5 years the HA established a strong, professional work environment by:
 - ✓ Completing the remodeling of the Administration building.
 - ✓ Maintaining modern technology in computer systems.
 - ✓ Maintaining financial financial stability.
 - ✓ Ongoing staff training.
 - ✓ Established a HA Events Committee.
 - ✓ Implementing “in-service” days to promote team-building, agency/program education, and staff morale.

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures:

ADMIN PLAN:

- Chapter 4; Establishing and Maintaining the Waiting List
Page 44; Section D: Adopted a residency preference when selecting families from the waiting list.

Pages 47-48; Section L: Updated the Plan regarding the applicant reinstatement policy.
- Chapter 10; Housing Quality Standards and Inspections
Pages 113-118: Updated entire Chapter to reflect Performance Standards as stipulated in HUD guidelines (24CFR982-401).
- Chapter 11; Owner Rents, Rent Reasonableness, And Payment Standards
Page 123; Section D: Clarified the procedure when rent formulas are to include a higher payment standard when the actual unit equals the same bedroom size.
- Chapter 12; Recertifications
Pages 130-131; Section C: Revised processing interims for decreased rent assistance until the next regular re-examination, with the exception of families participating in FSS as the decrease in rent assistance promotes the success of developing positive escrow balances for self-sufficiency and homeownership opportunities.
-

ACOP:

- Chapter 4; Applications, Waiting List, and Tenant Selection
Page 64-65; Section 4-II.F: Families are required to update their application for assistance when they have a change of address. As a result, we are removing the process of re-mailing returned mail if the family did not update their new address.
Page 69; Section 4-III.B: Removed information pertaining to “Units Designated for Elderly or Disabled Families” since the Housing Authority does not have designated housing.
- Chapter 8; Leasing and Inspections
Page 157; Section 8.I.F.: Provided Tenants a remedy to 14-day Notice violations by requiring family to complete a budgeting class and settle any unpaid balances owed to the Housing Authority.

- Section 12; Transfer Policy
Page 199 & 201; Section 12-II.C. and 12-III.D.: Updated ACOP to reflect Agency procedures regarding security deposits for Agency required transfers and Tenant requested transfers.

2. **Financial Resources:** Removed resource for Yosemite Manor Senior/Disabled Housing funded by CalHFA. The Housing Authority no longer owns this development as it was sold in 2008.
3. **Rent Determination:** No changes.
4. **Operation and Management:** The Housing Authority has taken a proactive approach to improving efficiency, customer service, resident programs and housing quality. The Housing Authority utilizes the following policies and procedures as a framework for executing responsibilities in an efficient manner. All documents are maintained in the Housing Authority's central office for review. Policies identified with an asterisk (*) are policies that have been revised or added since the PHA's prior Plan submission.
 - *MHA Personnel Rules and Regulations, Approved April 9, 2008
 - *9/80 Compressed Workweek Policy and Procedures, Approved July 14, 2004
 - Capitalization Policy, Approved January 12, 2000
 - Cardlock Procedure, Approved April 7, 1997
 - Check Signing Authorization Policy, Approved January 1, 2000
 - *Code of Conduct Policy, Approved December 10, 2003
 - *Compassionate Leave Policy, Approved June 9, 2004
 - *Conflict of Interest Code, Approved September 9, 1998
 - Disposition Policy, Approved February 1, 1993
 - Drug Free Work Place Policy, Approved February 1, 1999
 - *Employee Education Tuition Reimbursement Policy, Approve April 11, 2007
 - *Harassment Policy
 - Maintenance Policy, Approved August 11, 1999
 - *Procurement Policy, Approved February 13, 2008
 - Safety Policy, Approved November 13, 2002
 - Safety – Emergency Response Plan, Approved November 13, 2002
 - Safety – IIPP, Approved November 13, 2002
 - *Safety – Communication Devices, Approved July 9, 2008

- Safety – Violence Prevention Plan, Approved November 13, 2002
- Security, Privacy and Searches of Housing Authority Owned Property and Systems
- Travel and Vehicle Use/Driving Policy, Approved November 14, 2001

Non-Employee Related:

- Public Housing Pet Ownership Policy, Approved February 11, 2004
- Yosemite Manor Pet Ownership Policy, Approved February 11, 2004
- Yosemite Manor Smoke-Free Smoking Policy, Approved December 14, 2005

5. Grievance Procedures: No Change.

6. Designated Housing for Elderly and Disabled Families: No Change.

7. Community Service and Self-Sufficiency: No Change.

8. Safety and Crime Prevention: No Change.

9. Pets: No Change.

10. Civil Rights Certification: No Change.

11. Fiscal Year Audit: Current audit available for review.

12. Asset Management: Not Applicable.

13. Violence Against Women Act:

1) The Housing Authority has partnered with the Victim Services Center (VSC) in obtaining staff training to recognize and refer individuals (child or adult) of abuse to the VSC.

2) The Housing Authority has established a preference category on the Section 8 and Public Housing waiting list system for families who are victims of abuse. In establishing the preference category, the Housing Authority partnered with the Victims Services Center (VSC) and developed the preference system for individuals who have timed out of their temporary shelter and completed general self-sufficiency curriculum. VSC Advocates are briefed on the process to refer qualified VSC victims to the Section 8 and Public Housing preference waiting list system. A Referring Agent is designated by the VSC Executive Director to sign off on all referrals prior to submitting to the Housing Authority.

3) The Housing Authority provides program participants literature and hosts VSC presentations for residents to understand the local services that are available to them and meet staff of the VSC.

(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.

The HA office is centrally located in a small rural community in the City of Madera. The City of Madera is approximately 10 square miles and the 2 AMPs that house 260 housing units are scattered throughout the city limits. As a result, the HA posts its draft Agency Plan and updates for public review at the HA main office.

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:** PHA does not have Hope VI or mixed modernization programs planned.

(b) Demolition and/or Disposition:

1) Section 32 Program - PHA received Section 32 approval to sell 15 Public Housing single family homes to low-income families. Public Housing unit located on 1413 Sherwood Way, Madera, was sold to the existing public housing tenant; close of escrow was in February 2009. Public Housing unit located at 134 Sarah Street, Madera, is pending sale to existing tenant.

2) Isolated Disposition Units - The Housing Authority continues to work with its local community in the development of needed housing and community development. 1) The Community Action Partnership of Madera approached the Housing Authority to purchase 327 Fig Street for the development a new homeless shelter/transitional housing facility; 2) The Housing Authority was approached by a major developer to purchase the property of 1117 Sierra Street as part of the development of a large shopping center in the Cleveland Avenue and 'D' Street area. An amendment to the disposition requests to sell 327 Fig Street and 1117 Sierra Street and are pending HUD approval:

3) The timeline to sell the 15 Section 32 homes is expected to be completed by 2010. The properties located at 1117 Sierra Street and 327 Fig Street are expected to sell in 2009.

<i>Physical Address of Section 32 Units</i>	<i>CA069 AMP #</i>	<i>Bdrm/ Type</i>	<i>Date Sold</i>	
134 Sarah Street	2	4 BR - SF	Pending	
117 Joseph Lane	2	4 BR - SF		
708 Deerwood Drive	2	3 BR - SF		
1413 Sherwood Way	2	3 BR - SF	February 2009	
316 Washington Court	1	3 BR - SF		
1307 Fountain Way	2	3 BR - SF		
1453 Taylor Street	2	3 BR - SF		
1508 Robinwood Way	2	4 BR - SF		
720 Deerwood Drive	2	2 BR - SF		
225 Gabriel Way	2	4 BR - SF		
121 W. Clark Street	2	3 BR - SF		
828 Wessmith Way	2	3 BR - SF		
1404 Sherwood Way	1	3 BR - SF		
712 Ashlan Way	1	3 BR - SF		
705 Wessmith Way	1	3 BR - SF		

<i>Isolated Disposition Units</i>				
1117 Sierra Street	2	4 - SF	Pending	
327 Fig Street	1	1 - Duplex	Pending	

(c) **Conversion of Public Housing:** PHA has no plans for conversion of Public Housing.

(d) **Homeownership:** PHA currently has a Homeownership program in place and applies annually for the ROSS Homeownership program to fund a Homeownership Coordinator.

(e) **Project-based Vouchers:** The PHA has no plans to utilize the Project-based Voucher program.

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 City of Madera 205 North "G" Street, Madera, CA 93637	Grant Type and Number Capital Fund Program Grant No. CA39P06960109 Date of CFFP: _____	Replacement Housing Factor Grant No:	FY of Grant: 2009
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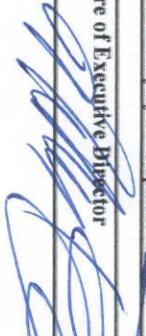
Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³		\$37,536.00			
3	1408 Management Improvements		\$91,112.00			
4	1410 Administration (may not exceed 10% of line 21)		\$65,000.00			
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		\$25,000.00			
8	1440 Site Acquisition					
9	1450 Site Improvement		\$67,971.00			
10	1460 Dwelling Structures		\$75,000.00			
11	1465 1 Dwelling Equipment—Nonexpendable		\$60,000.00			
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment		\$5,000.00			
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495 1 Relocation Costs					
17	1499 Development Activities ⁴					
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)					
20	Amount of Annual Grant: (sum of lines 2 - 19)		\$426,619.00			
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities		\$75,000.00			
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs		\$50,000.00			
25	Amount of line 20 Related to Energy Conservation Measures					

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ 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
 Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of the City of Madera 205 North "G" Street, Madera, CA 93637		Grant Type and Number Capital Fund Program Grant No: CA39P06950109 Date of CFFP: _____		Replacement Housing Factor Grant No:		FFY of Grant: 2009	
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	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
Signature of Executive Director		Date	Signature of Public Housing Director		Date		
		February 23, 2009					

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Madera	Grant Type and Number		Development Account No.	Quantity	Total Estimated Cost		Federal FFY of Grant: 2009		Status of Work
	Capital Fund Program Grant No:	Replacement Housing Factor Grant No:			CA39P06950109	CFPP (Yes/ No):	Funds Obligated ²	Funds Expended ²	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories				Original	Revised ¹			
PHA WIDE	SITE IMPROVEMENTS		1450	LS	\$67,971.00				
	Tree Trimming, Landscaping and Irrigation								
PHA WIDE	DWELLING STRUCTURES Bath Remodel		1460	LS	\$75,000.00				
PHA WIDE	DWELLING EQUIPMENT Replacement stove, refrigerators, furnaces, evaporative coolers replacement, HVAC Units		1465.1	LS	\$60,000.00				
PHA WIDE	NON-DWELLING EQUIPMENT		1475	LS	\$5,000.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Madera, 205 North "G" Street, Madera, CA 93637		Federal FFY of Grant: 2009		Reasons for Revised Target Dates ¹		
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date
1406	June 2011		June 2013			
1408	June 2011		June 2013			
1410	June 2011		June 2013			
1450	June 2011		June 2013			
1460	June 2011		June 2013			
1465.1	June 2011		June 2013			
1475	June 2011		June 2013			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2007

Part I: Summary

PHA Name/Number and Development Number and Name	Madera Housing Authority Work Statement for Year 1 FFY 2009	Madera, Madera, California			<input checked="" type="checkbox"/> Original 5-Year Plan Work Statement for Year 4 FFY 2012	<input type="checkbox"/> Revision No: Work Statement for Year 5 FFY 2013
		Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012		
A. AMP CA069000001 AMP CA006900002		\$142,971.00 \$60,000.00	\$142,971.00 \$60,000.00	\$67,971.00 \$135,000.00	\$67,971.00 \$135,000.00	
B. Physical Improvements Subtotal	XXXXXX	\$202,971.00	\$202,971.00	\$202,971.00	\$202,971.00	
C. Management Improvements	XXXXXX	\$91,112.00	\$91,112.00	\$91,112.00	\$91,112.00	
D. PHA-Wide Non-dwelling Structures and Equipment	XXXXXX	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
E. Administration	XXXXXX	\$65,000.00	\$65,000.00	\$65,000.00	\$65,000.00	
F. Other	XXXXXX	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	
G. Operations	XXXXXX	\$37,536.00	\$37,536.00	\$37,536.00	\$37,536.00	
H. Demolition	XXXXXX					
I. Development	XXXXXX					
J. Capital Fund Financing – Debt Service	XXXXXX					
K. Total CFP Funds	XXXXXX	\$426,619.00	\$426,619.00	\$426,619.00	\$426,619.00	
L. Total Non-CFP Funds						
M. Grand Total		\$426,619.00	\$426,619.00	\$426,619.00	\$426,619.00	

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2009		Work Statement for Year 2010 FFY 2010-2011		Work Statement for Year: 2011 FFY 2011-2012	
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See PHA WIDE Site Improvements-1450 Concrete Improvements, Paving/sealing /Striping (CAL 69-03)	LS	\$67,971.00	PHA WIDE Site Improvements-1450 Concrete Improvements, Paving/sealing /Striping (CAL 69-06)	LS	\$67,971.00
Assigned Statement PHA WIDE Dwelling Structures-1460 Interior of Units (Bath and Kitchen Remodel, Interior Paint, Flooring) Exterior Building (Stucco, Paint, Fascia, Trim and Siding) (CAL 69-03)	LS	\$75,000.00	PHA WIDE Dwelling Structures-1460 Interior of Units (Bath and Kitchen Remodel, Interior Paint, Flooring) Exterior Building (Stucco, Paint, Fascia, Trim and Siding) (CAL 69-03)	LS	\$75,000.00
PHA WIDE Dwelling Equipment-1465.1 Replacement HVAC Units, Furnaces, Evaporative Coolers, Refrigerators, Ranges	LS	\$60,000.00	PHA WIDE Dwelling Equipment-1465.1 Replacement HVAC Units, Furnaces, Evaporative Coolers, Refrigerators, Ranges	LS	\$60,000.00
PHA WIDE Non-Dwelling Equipment-1475 Maintenance Equipment	LS	\$5,000.00	PHA WIDE Non-Dwelling Equipment-1475 Maintenance Equipment	LS	\$5,000.00
Subtotal of Estimated Cost		\$207,971.00	Subtotal of Estimated Cost		\$207,971.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year 2012				Work Statement for Year: 2013				
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	PHA WIDE Site Improvements-1450 Concrete Improvements, Paving/sealing /Striping (CAL 69-12)	LS	\$67,971.00	PHA WIDE Site Improvements-1450 Concrete Improvements, Paving/sealing /Striping (CAL 69-04)	LS	\$67,971.00			
Annual									
Seasonal	PHA WIDE Dwelling Structures-1460 Interior of Units (Bath and Kitchen Remodel, Interior Paint, Flooring) Exterior Building (Stucco, Paint, Fascia, Trim and Siding) (CAL 69-06)	LS	\$75,000.00	PHA WIDE Dwelling Structures-1460 Interior of Units (Bath and Kitchen Remodel, Interior Paint, Flooring) Exterior Building (Stucco, Paint, Fascia, Trim and Siding) (CAL 69-06)	LS	\$75,000.00			
	PHA WIDE Dwelling Equipment-1465.1 Replacement HVAC Units, Furnaces, Evaporative Coolers, Refrigerators, Ranges	LS	\$60,000.00	PHA WIDE Dwelling Equipment-1465.1 Replacement HVAC Units, Furnaces, Evaporative Coolers, Refrigerators, Ranges	LS	\$60,000.00			
	PHA WIDE Non-Dwelling Equipment-1475 Maintenance Equipment	LS	\$5,000.00	PHA WIDE Non-Dwelling Equipment-1475 Maintenance Equipment	LS	\$5,000.00			
	Subtotal of Estimated Cost		\$207,971.00	Subtotal of Estimated Cost		\$207,971.00			

9.0 Statement of Housing Needs

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

The “Overall” Needs column provides the estimated number of renter families that have housing needs. For the remaining characteristics, the impact of that factor are rated on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the HA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Extremely Low- Income	1499	5	5	5	5	5	5
Very Low-Income	996	4	4	4	4	4	4
Low-Income	1230	3	3	3	3	3	3
Above							
Elderly	304	3	3	3	4	2	3
Families with Disabilities	826	3	4	3	5	3	3
White	700	3	3	3	3	3	3
Black	184	3	3	3	3	3	3
Hispanic	2,646	3	3	3	3	3	3

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

Housing Needs of Families on the Waiting List			
	# of families	% of total families	Annual Turnover
Waiting list total	1482		150
Extremely low income <=30% AMI	926	62.48%	
Very low income (>30% but <=50% AMI)	516	34.82%	
Low income (>50% but <80% AMI)	37	2.5%	

Housing Needs of Families on the Waiting List			
Families with children	1066	71.93%	
Elderly families	83	5.60%	
Families with Disabilities	247	16.67%	
American Indian	41	2.77%	
Asian/Pac. Island	15	1.01%	
Black/African Am	171	11.54%	
White	1251	84.41%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	373	25%	
2 BR	651	44%	
3 BR	405	27%	
4 BR	45	3%	
5 BR	8	1%	
5+ BR	0	0%	

10.0 Additional Information. Describe the following, as well as any additional information HUD has requested.

(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.

Progress towards meeting goals and objectives will be monitored by the Executive Director and Board of Commissioners. It is a continual goal of the Board of Commissioners and staff to improve our Public Housing Assessment System (PHAS) and Section 8 Management Assessment Program (SEMAP) scores. The Housing Authority is currently designated as a Standard Performer under PHAS and a High Performer under SEMAP.

The Housing Authority of the City of Madera, in keeping with its' mission and the needs of the local community, will provide Housing Opportunities thru Multiple Effective Strategies (HOMES).

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

The HA's Admission and Continued Occupancy Policy (ACOP) and Dwelling Lease have been revised to be in compliance with the Quality Housing and Works Responsibility Act (QHWRA) of 1998. Additionally, the Housing Choice Voucher Administrative Plan has been revised for compliance to QWHRA.

Progress in meeting mission and goals can be found in Section 5.2 of this Plan. The HA will use the Agency Plan as a tool for accomplishing its mission and goals by overseeing the following:

- Continued assessment of the housing needs within the community, which are consistent with the Consolidated Plan.
- Financial resources and planned uses of those funds.
- Review of all occupancy and rent determination policies and procedures are updated in accordance with subsequent rules.
- Operations and Management's organizational structure, programs under management which include all administrative and maintenance policies.
- Capital Fund Annual Statement and Five-Year Action Plan.

- Effective implementation of Section 32 approved disposition of Public Housing stock.
- Effective implementation of the Housing Choice Voucher Homeownership Program.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification":

"Substantial Deviation" and "Significant Amendment or Modification"

The Code of Federal Regulations (CFR) at 24 CFR Part 903 Section 7, Public Housing Agency Plans; Final Rule issued on October 21, 1999, is very specific with respect to the information a PHA must provide in its Agency Plan. Part 903 Section 7 (r) (2) states that a PHA must identify the basic criteria the PHA will use for determining:

- ◇ a substantial deviation from its Five-Year Plan; and
- ◇ a significant amendment or modification to its Five-Year Plan and Annual Plan.

Notice PIH 99-51 states that PHAs must define the terms "Substantial Deviation" and "Significant Amendment or Modification" by stating the basic criteria for such definitions in an annual plan that has met full public process and Resident Advisory Board review.

The Housing Authority of the City of Madera defines a "substantial deviation" as any action or policy change that in large part is contrary to the mission statement and/or goals and objectives of the Housing Authority.

The Housing Authority of the City of Madera defines "significant Amendment or Modification" as any action or amended language that in large part contradicts language in the approved plan and/or the goals and objectives of the Housing Authority.

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

**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 7/1/09, 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.

HOUSING AUTHORITY OF THE CITY OF MADERA

CA 069

PHA Name

PHA Number/HA Code

X _____ 5-Year PHA Plan for Fiscal Years 20⁰⁹ - 20¹⁴

X _____ 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 SAM ARMENTROUT	Title CHAIRPERSON
Signature 	Date 4-8-09

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

HOUSING AUTHORITY OF THE CITY OF MADERA

Program/Activity Receiving Federal Grant Funding

PUBLIC HOUSING CAPITAL FUND PROGRAM

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

NICHOLAS BENJAMIN

Title

EXECUTIVE DIRECTOR

Signature

X

Date

4/9/09

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 CITY OF MADERA

Program/Activity Receiving Federal Grant Funding

PUBLIC HOUSING CAPITAL FUND PROGRAM

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

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

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

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

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

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

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

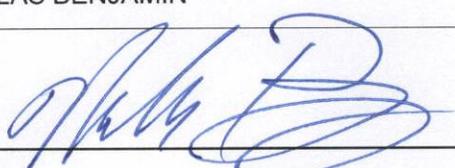
Name of Authorized Official

NICHOLAS BENJAMIN

Title

EXECUTIVE DIRECTOR

Signature



Date (mm/dd/yyyy)

4/9/2008

**The Housing Authority of the City of Madera
Resident Advisory Board Meeting 2009-2010**

RAB Committee Members: Mary Ewing-Public Housing; Alicia Fonseca-S8; Tanisha Jonhson-S8; Luz Ortega-Public Housing; Claudia Perez-S8; and Rachel Villareal-Public Housing.

Staff in Attendance: Nick Benjamin - Executive Director; Maria Juarez - Housing Services Manager; Andy Magos - Property Services Manager; Marcella Zuniga - Occupancy Supervisor; and Laura Solorio – Housing Choice Voucher (HCV) Lead Homeownership Coordinator.

Resident Advisory Board Meeting Minutes

A Resident Advisory Board (RAB) meeting was held on March 4, 2009 at Burrito King Restaurant at 6:00 p.m. to review the 2009-2010 Agency Plan, which included the Section 8 Administrative Plan, Public Housing Admissions and Continued Occupancy Plan (ACOP), and Capital Fund Program Modernization schedule.

Housing Services Manager, Maria Juarez, welcomed and thanked those present to the Resident Advisory Board (RAB) meeting. Everyone present introduced themselves. Maria went over what was to be discussed during the course of the meeting. She also explained that this is the start of another new 5-year Agency Plan and it is open for public review and comment; anyone interested in reviewing the draft Agency Plan are welcome to go by main office at any time during business hours.

Executive Director Nick Benjamin began by discussing the disposition details for the Public Housing Program. Currently a major development for the City of Madera is in the works for a large shopping center in the Cleveland Avenue and 'D' Street area. The project has brought on board an opportunity for the Housing Authority to sell an additional Public Housing four bedroom unit on Sierra Street. The Housing Authority was approached by a developer to dispose of the 1117 Sierra Street property and currently the approval of RAB members is necessary in order to submit the plan to the Housing Authority Board and then to HUD. The Housing Authority is required to sell the property at fair market value. Anika Johnson was concerned with the relocation of the family who currently resides in the 1117 Sierra Street property. Nick explained that the family had already moved out due to a family composition change which required the family to move from a 4-bedroom unit to a 2-bedroom unit.

Andy Magos was introduced and he discussed the Capital Fund Program and plans for rehabilitation and modernizing Public Housing units. He explained that in the past 2 years a total of \$400,000 to \$500,000 was made available which needed to be combined in order to complete previous rehabilitation. This year the Housing Authority was awarded an estimated amount of about \$400,000 that will be available for use as issues arise, especially after yearly inspections are completed. Additionally with the American Recovery and Reinvestment Act, HUD has allocated \$540,000 to the Housing Authority that will allow for the completion of the 800 East Yosemite project. Andy advised the RAB committee to encourage tenants to voice their suggestions for rehabilitation efforts in the Public Housing units. Nick explained that Public

Housing reserve funds have been accumulated which may be used to do additional rehabilitation in which Capital Funds may not cover.

Mary Ewing discussed her concern with safety in her unit. Mary's main concern was the patio door that did not work correctly. Andy explained 221 Santa Cruz along with 3 other sites were scheduled for some re-habilitation work. Work scheduled is the installation of new dual pane windows, which will take care of the patio door problem. Other work scheduled will be exterior building improvement noted on our last REAC inspection.

Luz Ortega brought up the fact that her fence was to be repaired 2 or 3 years ago and still has not been. Andy explained that his department prioritizes work orders and also considers upcoming rehabilitation work scheduled for different developments. He requested that Public Housing families need to be patient and understand that if work orders are not an emergency, the work is prioritized. Maria reminded the Public Housing RAB that repair items should be called into the Maintenance department and a work orders should be issued. Mary expressed that Andy had previously explained to her the reasons for delay in repairs which she appreciated. Nick added to Andy's explanation that at times when repairs are not being completed immediately it is due to lack of funding. He stressed on the fact that the American Recovery Act is a good step to getting these issues resolved.

Andy brought up that in the past HUD used to allocate more than \$1 million for repairs and rehabilitation of Housing Authority's units. Unfortunately, that is no longer the case. The last project that was completed from top to bottom took place in 2005. Since then, reduced funding dictates how much and how soon future rehabilitation projects will be scheduled.

Claudia Perez asked if the repairs previously mentioned only applied to Public Housing families' units. Maria responded yes, that the Housing Authority is the Landlord for Public Housing units. In Section 8, the private Landlords or Property Management companies should be called for repairs needed for their units.

Luz asked if a Landlord has the right to walk into a rented unit without previously noticing the tenant. Maria explained that State law requires Landlords to provide a 24-hour notice prior to entering a unit unless the Landlord believes there is an emergency or life threatening situation.

Maria then introduced Laura Solorio, HCV Lead Homeownership Coordinator, to discuss the status of the Public Housing Section 32 Plan. Laura discussed the progress the Section 32 Plan has made since the last RAB meeting. She explained she was happy to report there had been one Section 32 unit sold and it was sold to the current tenant. Fourteen units remain to be sold with one unit pending another tenant offer. As families of the selected units are being relocated to other suitable housing, the vacant units are being repaired and prepared for sale. Laura then explained that Public Housing and Section 8 families were given first opportunity to purchase these properties. Due to the economy, many families who once indicated interest in purchasing declined. As a result, the Housing Authority obtained HUD approval to sell the properties to the general public and Real Estate Agents were selected to represent the Housing Authority in the process. Nick explained that the proceeds from the sale of the 15 Section 32 units will be utilized to assist in building new affordable housing. Funds will be set aside for a development

behind the old Mervyn's department store which will include about 65 new affordable housing units (Owens Street and Park Avenue area). Luz Ortega asked Laura if there were any more Down Payment Assistance programs available. Laura indicated not at this time and would inform all Housing Authority participants when the City and County have funds available and are taking applications. Claudia asked Laura what the average sales price of the Public Homes for sale. Laura responded that the last home sold for \$118,000 however, the market continues to drop and homes for sale now are down to about \$90,000.

Marcella Zuniga, Occupancy Supervisor, was introduced she discussed the proposed regulatory updates which pertained to both the Section 8 Admin Plan and Public Housing ACOP. The changes began with Chapter 2—Eligibility for Admission, the updated Plan is to include an additional admission criteria asking all applicants who are moving from an outside county to provide verification that their Cal-Works/Food Stamps case (if applicable) has been transferred and/or they are in the process of opening a case at the local DSS office within 10 days of lease up. This chapter also includes clarification of definition to individuals with disabilities. In addition, clarifies that if a student is disabled then both the student's and parent's income will be reviewed to determine eligibility. Chapter 7—Verification Procedures updated Plan with new HUD rule information regarding the use of actual past income as reflected in EIV (Enterprise Income Verification System) when determining annual income. The chapter also included additional exemption criteria for students with disabilities. Section 8 Chapter 13—Moves With Continued Assistance/Portability changes included exceptions to the residency requirement for applicants who are requesting to port out of the local jurisdiction without fulfilling the one year residency requirement.

Tanisha Johnson asked what the procedure is when a Port-In Housing Authority is not accepting lease ups. Marcella explained that Housing Authorities cannot deny port-ins as they simply may not absorb the Voucher, however, will in turn charge original Housing Authority servicing fees.

Marcella continued with Section 8 Chapter 14—Contract Terminations, which includes Public Housing policy regarding families providing the Housing Authority notice when deciding to vacate a unit. The revised policy states additional options the Housing Authority may take if the notice was not obtained in writing. Chapter 15—Denial or Termination of Assistance was updated to clarify that a repeated violation of the lease may result in termination of assistance from the program.

Public Housing ACOP updates included requiring a written request and approval for tenants who want to operate a business from their home. Chapter 12—Transfer Policy was updated in order to ensure full compliance with the new HUD requirements set forth in the HUD notice PIH 2006-13 in which state Housing Authorities will bear costs for transfers when the transfer is done as a reasonable accommodation.

Maria went over the draft Agency Plan that is on display for public review. She briefly went over the Goals and Objectives, the PHA Plan Update, Development and Housing Needs. Some of the objectives included maintaining modern technology, create an Agency website, financial stability, and training for staff. She encouraged RAB Members to stop by the Agency to address any comments and/or concerns. She explained that the next Board of Commissioners meeting

and Public Hearing date was scheduled for April 11, 2009 to obtain approval to submit the Agency Plan to HUD.

Maria also reminded the RAB Members that the Section 8 program waiting list has been open since February 12th and would be closing on March 12, 2009. She encouraged RAB Members to refer families in need of Section 8 housing assistance.

Rachel Villareal asked if the Housing Authority is required to maintain a certain amount in reserves throughout the year. She explained that at her job, Madera Unified School District, they are required to maintain reserves. Nick explained that in previous years it was a requirement, however, it no longer is. He explained that the Agency is very careful not to over spend or leave too much at the end of the fiscal year so that funds can be used in our community versus returning funds back to HUD.

Rachel went on to express her appreciation to the Resident Specialist along with the Maintenance Department personnel.

Nick thanked everyone for attending the annual meeting and ensured them that the Housing Authority always strives to provide excellent customer service.

**The Housing Authority of the City of Madera
Resident Advisory Board Meeting 2009-2010**

RAB Committee Members: Mary Ewing-Public Housing; Tanisha Jonhson-S8; Claudia Perez-S8; and Rachel Villareal-Public Housing.

Staff in Attendance: Maria Juarez - Housing Services Manager and Laura Solorio – Housing Choice Voucher (HCV) Lead Homeownership Coordinator.

Resident Advisory Board Meeting Minutes

A Resident Advisory Board (RAB) meeting was held on April 1, 2009 at the Housing Authority of the City of Madera at 12:30 p.m. to discuss miscellaneous items.

Housing Services Manager, Maria Juarez, welcomed and thanked those present to the Resident Advisory Board (RAB) meeting. Maria apologized for the short notice for the meeting and explained the Agency Plan was being finalized for the Board of Commission meeting and realized that the disposition of Public Housing unit 327 Fig Street was not discussed at the last RAB meeting. She also mentioned she had miscellaneous items to discuss. She explained that the Housing Authority owns a duplex property located at 327 Fig Street in Madera. The Community Action Partnership of Madera County (CAPMC) had approached the Housing Authority wanting the land on 327 Fig Street for a new homeless shelter/transitional housing facility.

Mary Ewing expressed that she is was very excited to see that the community is working together towards assisting individuals in getting off their feet after going through a difficult time. She explained she was very familiar with CAPMC as she was aware of another facility CAPMC operates called the Shaminite House. The Shaminite House is a facility in which women with mental disabilities and drug problems are able to live while transitioning to self-sufficiency. Rachel Villareal was glad to hear the news being that Madera County provides temporary homeless shelters and needs additional transitional housing facilities.

Rachel asked about the expected time of construction for the new development on Owens Street mentioned at the previous RAB Meeting. Maria explained that the Housing Authority will be utilizing the proceeds from the sale of the Section 32 units to proceed with development projects and to date only one unit has been sold and one is pending. She also explained that the Housing Authority has obtained the services of private Real Estate Agents to assist in selling the homes to low-income families.

Rachel expressed her appreciation for being invited to be a part of RAB since it helps ensure that they are being informed of new projects as well as tracking successes. Claudia Perez asked how their concerns or ideas are taken into consideration. Maria explained that meeting minutes are prepared and included in the Agency Plan which is submitted to the Board of Commissioners for consideration. The Board of Commissioners will review the meeting minutes and any comments or challenges made and hear any comments or challenges from the public at the next Board meeting which will also be a Public Hearing. She explained the Board of Commission makes the

final decision on what is approved and what gets forwarded to HUD for their approval. Mary asked how many units could be constructed with the proceeds of the sale of the Section 32 units. Maria explained we can expect approximately 65 units if the Owens street project goes through.

Maria asked if there were any more questions on the Agency Plan or the Fig Street disposition. Seeing none, Maria went on to explain that some families on the Section 8 program will be receiving a notice from the Housing Authority in regards to reduced Housing Assistance Program (HAP) subsidy. She explained the HAP budget for this year was reduced and as a result needed to reduce their HAP expenses by reducing subsidy to the restricted level for bedroom issuances. She explained that for any family that received an approved exception to the Voucher size issued, would not be affected until the exception request expires at the next annual, interim or transfer. She indicated we would honor the approved exception, however, families that did not request an exception would have their Voucher size reduce, thereby, subsidy reduced. She expressed how the decision was made – the Housing Authority has option to either decrease the Section 8 Program size significantly or decrease the amount of subsidy provided to families. Tanisha Johnson agreed that reducing HAP amounts was a better choice rather than leaving some families out of assistance. Mary also agreed with the Housing Authority's decision.

Maria thanked everyone for attending the meeting and welcomed them to voice their ideas or concerns throughout the year.

11.0 Required Submission for HUD Field Office Review:

(g) Challenged Elements Include any element(s) of the PHA Plan that is challenged.

There were no elements challenged during the public review period.

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

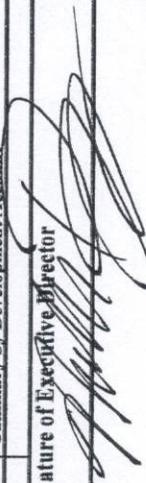
U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number	Replacement Housing Factor Grant No:	FFY of Grant:
PHA Name:		Capital Fund Program Grant No: CA39S08950109		2009
Housing Authority of the City of Madera		Date of CFFP:		FFY of Grant Approval:
205 North "G" Street, Madera, CA. 93637				
Type of Grant		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report		<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 ¹	Total Actual Cost ¹
		Original	Obligated	Expended
1	Total non-CFFP Funds			
2	1406 Operations (may not exceed 20% of line 21) ³			
3	1408 Management Improvements	\$46,000.00		
4	1410 Administration (may not exceed 10% of line 21)			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	\$36,000.00		
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures	\$45,000.00		
11	1465.1 Dwelling Equipment—Nonexpendable	\$214,015.00		
12	1470 Non-dwelling Structures	\$60,000.00		
13	1475 Non-dwelling Equipment	\$60,000.00		
14	1485 Demolition	\$50,000.00		
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities ⁴	\$30,000.00		
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)			
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$540,015.00		
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	\$46,000.00		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ 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
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009	
PHA Name: Housing Authority of the City of Madera 205 North "G" Street, Madera, CA. 93637		Grant Type and Number Capital Fund Program Grant No: CA39S08950109	Replacement Housing Factor Grant No:
Date of CFFP: _____		FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		Total Estimated Cost	Total Actual Cost ¹
Line		Original	Revised ³
Signature of Executive Director 		Signature of Public Housing Director	
Date 3/4/2008		Date	
		Obligated	Expended

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
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant: 2009 Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
1408	March 2010		March 2012		
1430	March 2010		March 2012		
1450	March 2010		March 2012		
1460	March 2010		March 2012		
1465.1	March 2010		March 2012		
1470	March 2010		March 2012		
1475	March 2010		March 2012		
1495.1	March 2010		March 2012		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

