

PHA 5-Year and Annual Plan

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

**OMB No. 2577-0226
Expires 4/30/2011**

1.0 PHA Information
 PHA Name: **Nevada County Housing Authority** PHA Code: **CA146**
 PHA Type: **Small High Performing Standard HCV (Section 8)**
 PHA Fiscal Year Beginning: (MM/YYYY): **07/2009**

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
 Number of PH units: **zero** Number of HCV units: **294**

3.0 Submission Type
 5-Year and Annual Plan Annual Plan Only 5-Year Plan Only

4.0 PHA Consortia N/A PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:
To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination through the efficient and effective administration of the Section 8 Housing Choice Voucher and Family Self-Sufficiency Housing Programs.

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 and objectives listed are intended to provide the basic strategies for meeting the mission of the Nevada County Housing Authority (NCHA) through the Housing Choice Voucher Program, align with the State of California 2005-2010 Consolidate Plan's declared goals (including those to reduce poverty and address Fair Housing issues), and align with the Housing Element of the Nevada County General Plan's Housing Element.

Examples of the State's declared goals:

- Provide a range of services and activities through its federal and State programs that have a measurable impact on conditions of poverty and homelessness.
- Provide activities through its program and services to assist low-income participants, including the elderly, to secure and retain employment, gain an adequate education, obtain and maintain affordable/accessible housing, obtain emergency assistance to meet immediate and urgent individual and family needs, including health services and remove obstacles blocking the achievement of self-sufficiency.

Coordinate linkages between governmental and other social service programs to assure the effective delivery of such services to low-income individuals.

Examples of the State identified impediments to Fair Housing:

- Continued differential treatment of minorities, families with children and persons with disabilities when seeking housing and loans for home purchase,
- Lack of affordable housing.

5.2 cont Examples of the Nevada County General Plan Housing Element policies commit the county to:

- Strongly discourage all forms of housing discrimination,
- Actively work to conserve, maintain and rehabilitate its existing housing stock,
- Actively seek out and obtain financial support for a variety of housing programs, Actively recognize and facilitate the needs of special housing groups.

Within the structure of the Housing Choice Voucher Program, NCHA strategies are designed to improve the lives of those residents within it's jurisdiction by:

- Expanding the supply of assisted affordable housing,
- Improving the quality of assisted affordable housing,
- Increasing the assisted affordable housing choices,
- Improving the living environment of assisted affordable housing,
- Promoting self-sufficiency through increased income and asset development,
- Ensure equal opportunity and further fair housing practices.

The specific goals and objectives are:

1. Goal: Expand the supply of assisted housing

Objectives:

- A. Apply for additional housing choice vouchers as available, as eligible to and with ability to manage, and as long as adequate funding is provided.
- B. Develop long-range plans to develop eligibility to voucher opportunities.

2. Goal: Improve the quality of assisted housing

Objectives:

- A. Improve voucher management: maintain current SEMAP rating as high performer.
- B. Concentrate on efforts to improve specific management functions:
 - 1) Review quality assurance procedures annually,
 - Provide additional training on Yardi Voyager system (case management system),
 - Increase support hours on Yardi Voyager contract as needed and able to afford,
 - Continue development of desk guides to improve efficiency as appropriate (e.g., public housing finance; voucher unit inspections, entering into Yardi).
- C. Increased landlord education regarding responsibilities and tenant rights on subjects including, but not limited to:
 - 1) Violence Against Women's Act (VAWA),
 - Civil rights,
 - Side payments,
 - Utility cost clarification,
 - 5) Communication responsibilities.
- D. Increase training for staff, both technical and soft skills.

3. Goal: Increase assisted housing choices

Objectives:

- A. Provide voucher mobility counseling for 100% of clients at admission, recertification and when indicating interest in portability.

5.2
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- B. Provide refresher portability training to staff -administrative polices, CFRs, system processes, and timeframes.

- C. Review potential use of Portability Spreadsheet for improved management.
- D. Conduct outreach efforts to potential voucher landlords
 - 1) Provide outreach at annual meeting with current and potential landlords and management.
 - 2) Provide informational flyer with all landlord briefing packets encouraging increased interest and participation and referrals.
 - 3) Produce a Public Service Announcement to encourage new landlord participation.
- E. Plan to open Section 8 Waiting List to insure sufficient applicant pull for voucher availability once existing list drops below 100 vouchers.
- F. Continue to explore the viability (both staff and financial resources) of implementing a voucher, home ownership program.
- G. Research, gather appropriate data and take steps to raise payment standard for manufactured homes space rents, either all parks or in some identified parks as allowable, reasonable and affordable.

4. Goal: Provide an improved living environment

Objectives:

- A. Refer landlords and tenants to any available weatherization or home rehabilitation programs.
 - B. Refer tenants to known community programs as appropriate.
 - C. Refer tenants to LIHEAP and other energy assistance programs.
 - D. Identify affordable training on inspection process and provide refresher training to staff.
 - E. Refresher training for staff on Lead-Based Compliance policies and procedures.
- Maintain communication with the Public Health Department as required on identified environmental intervention blood lead level findings in children under 6 years of age.

5. Goal: Promote self-sufficiency through increased income and asset development of assisted households

Objectives:

- A. Increase the number and percentage of employed persons in assisted families:
 - 1) Provide all families with information on services provided at the local employment One-Stop at approval and recertification.
 - 2) Increase contacts for recipients involved in the Family Self-Sufficiency program.
- A. Provide or attract supportive services to improve assistance recipients' employability:
 - 1) Coordination of goals and services for all families being served by both HCV and CalWORKs (TANF) Employment Services staff.
 - 2) Work with other divisions/agencies to identify other resources for supportive Services.
- B. Provide or attract supportive services to increase independence for the elderly or families with disabilities:
 - 1) Provide information on the In Home Supportive Services Program and FREED.
 - 2) Refer to Adult Protective Services as deemed appropriate.
 - 3) Provide referrals and contact information to other assistance and services available within the community as appropriate by:
 - a) Responding to individual inquiries,
 - b) Developing a general information sheet and providing it at approval and recertification, approval, recertification and when appropriate during individual interaction.

c) Provide information on the community resource website Dial211.com at approval, recertification and when appropriate during individual interaction.

D. Look for alternative measures to support continued success of the program due to the loss of Family Self-Sufficiency (FSS) coordinator funding and other funding cuts.

E. Review and update the FSS action plan.

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

Objectives:

A. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

- 1) Provide all staff with annual mandatory training on civil rights and discrimination,
- 2) Provide all staff with annual mandatory training on cultural awareness.

B. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

- 1) Refer all complaints to department civil rights coordinator/investigator for review,
- 2) Ensure all applicants and recipients receive information regarding their rights at approval and recertification,
- 3) Increase landlord education,
- 4) Maintain listing of accessibility units.

C. In alignment with the County General Plan Housing Element, create and maintain documentation of all housing discrimination complaints received and our action taken.

Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

The six goals are basically the same from the previous 5-year plan. Additional objectives have been added to improve performance and more effectively meet the needs of the target population.

1. Goal: Expand the supply of assisted housing

The NCHA has not received any additional vouchers but is currently utilizing some reserve funding to increase availability of vouchers. Opportunities for vouchers were reviewed as they occurred. Determination of eligibility or likelihood of ability to compete during a competitive process was made each time. A new waiting list was established in 2007.

2. Goal: Improve the quality of assisted housing

The NCHA has maintained its status as a High Performer. It continues to review management processes and look for ways to improve controls, use of reports, and responsiveness to applicants, participants and landlords. It has identified areas to increase education of landlords on responsibilities and tenant rights. Staff training has increased. Staff manage inspections to keep current and future units at appropriate standards. Finally the NCHA has updated its Administrative Plan regularly to stay current with changes.

3. Goal: Increase assisted housing choices

The NCHA educates on the availability of portability and either absorbs or manages those who port to this jurisdiction as regulations require. There is regular activity in this area, both leaving and entering the jurisdiction. The NCHA has developed additional strategies to implement in the coming years such as PSAs to encourage landlord participation. It also makes

referrals to programs that assist with rental deposits as available.

4. Goal: Provide an improved living environment

The NCHA routinely makes referrals to energy assistance, weatherization, and similar programs. Staff manages inspections to keep current and future units at appropriate standards and consistently educates tenants and landlords on responsibilities. It also consistently refers program participants to other programs for supportive services.

5. Goal: Promote self-sufficiency through increased income and asset development of assisted households

The NCHA reviews its FSS plan to identify areas that need change and improvement. It identifies resources and opportunities for tenant referral and community programs and partners for support of program participants. It has also been providing all applicants and participants with information on the services available at the one-stop career center.

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

The NCHA conducts annual mandatory training on civil rights, cultural awareness and discrimination for staff. Its hearing policies and procedures were formalized since the last 5-year plan was submitted. Staff has been trained on the hearing process and tenant rights. The NCHA maintains a list of accessible units and posts it on the county website. Finally, it has added access to AT&T Language Line for translation needs.

6.0

PHA Plan Update

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

There have been no changes to the PHA Plan elements since the submission of the 2008 Annual Plan.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The PHA Plans, attachments (if any) and supportive documents are available for public inspection at the main administrative/business office of the Housing Authority, 950 Maidu Avenue, Nevada City, CA 95959, and on the Housing Authority website.

7.0

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

Not applicable

8.0

Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

Not applicable

8.1

Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

Not applicable

8.2

Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

Not applicable

8.3

Capital Fund Financing Program (CFFP).

Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

Not applicable

9.0

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of

affordability, supply, quality, accessibility, size of units, and location.

A table of contents has been inserted for this section

9.0
cont

I. General Jurisdiction Statement

State, County and Waiting List Population Demographics/Race

Waiting List Breakdown Number of Household Members in Family

General Housing Unit Inventory/Availability/Size/Location

Quality of Units

Affordability Concerns

Accessibility

I. General Jurisdiction Statement

The NCHA encompasses the County of Nevada. Demographically, Nevada County is rural in character and spans 900 square miles. There are three incorporated towns/cities with a limited number of County office sites for residents to receive service and information. The population in 2008 is reported to be 99,186 (*California Department of Finance, Demographic Research Unit*) with a projected growth to 124,078 by 2015 (*Projection: Woods & Poole Economics*). Sixty-nine percent of this population is living outside of the three incorporated towns/cities. The Town of Truckee is separated from the County Seat of Nevada City by over 50+ road miles crossing the 7,400-foot Donner Pass.

II. State, County and Waiting List Population Demographics - Table

Factfinder.census.gov Census 2000 Summary File 1 (SF 1) 100-Percent Data

Race Of Householder
CA
Percent
County
Percent
Waiting List
Percent

Occupied housing units

One race

96.4

97.4

97.8

White

67.6

	93.4
	94.9
Black or African American	
	6.9
	0.3
	0.3
American Indian and Alaska Native	
	0.9
	0.9
	1.4
Asian	
	9.6
	0.8
	0.8
Native Hawaiian and Other Pacific Islander	
	0.3
	0.1
	0.3
Some other race	
	11.1
	1.9
	0.0
Two or more races	
	3.6
	2.6
	2.2
Hispanic Or Latino Householder And Race/Ethnicity Of Householder	
Occupied housing units	

Hispanic or Latino (of any race)

22.3

5.7

7.0

Not Hispanic or Latino

77.7

94.3

92.7

Unknown

0.0

0.0

0.3

9.0
cont

The number of household members in the 580 families currently not selected and on the waiting List:

- 275 1 member
- 127 2 members
- 76 3 members
- 60 4 members
- 24 5 members
- 14 6 members
- 3 7 members
- 1 8 members

III. General Housing Unit Inventory/Availability/Size/Location

- In 2000 there were 44,282 housing units in the county for 36,894 households, 2.47 avg. persons per household (*Factfinder.census.gov Census 2000 Summary File 1 (SF 1) 100-Percent Data*).
- By 2007, the total number of housing units in Nevada County reached 49,671 (*Center of Economic Development, CSU Chico, Nevada County 2008 Economic and Demographic Profile*). The majority of all available and affordable units are found in Western Nevada County. The Eastern portion of the County (Truckee area) has a significantly smaller population and units, other than specific subsidized housing, are generally more expensive

due to the ability to charge high rents during the ski season.

Per the 2005-2007 American Community Survey 3-Year estimates

- 81.5% of the total housing units available in the County are 1-unit detached,
- Mobile homes make up 6.1% of the County's available units,
- 3 or 4 units in a structure provide 3.4% of the available units,
- 5 to 9 units in a structure provide 2.2% of the available units,
- 20 or more units in a structure provide only 1.8% of the available units, tying with 2 units per structure,
- The rental vacancy rate is estimated to be 8.1% of available units.

Per the 2005-2007 American Community Survey 3-Year Estimates (Factfinder.census.gov):

- 2.2% of units had no bedroom,
- 8.0% of units had 1 bedroom,
- 27.0% had 2 bedrooms,
- 45.1% had 3 bedrooms,
- 15.5% had 4 bedrooms,
- 2.2% had 5 bedrooms.

IV. Quality of Units

Based on the available data, the percentage of units with significant issues making them unsuitable or undesirable for use was small although the majority of units are aging and maintenance could cause availability to decrease. Per the 2005-2007 American Community Survey 3-Year estimates (Factfinder.census.gov):

- 0.4% of the occupied housing units lacked complete plumbing facilities,
- 1.0% lacked complete kitchen facilities,
- 1.3% lacked telephone service.

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A significant number of the units within the County use wood for heating purposes:

- 30.7% heated with utility gas,
- 36.9% used bottled, tank or LP gas,
- 14.1% heated with electricity,
- 15.5% heated with wood,
- 1.8% with fuel oil, kerosene, etc.,
- 0.1% with solar energy,
- 1.1% with other fuel.

Over 50% of all units were built between 1970 and 1989.

V. Affordability Concerns

Per the Current Nevada County General Plan Housing Element:

- 37 percent of renters and 24 percent of owner households are overpaying for housing in the unincorporated County area,
- The County has a shortage of emergency, transitional and permanent affordable housing,
- The County anticipates it will continue to fall short in meeting affordable housing needs due to impediments such as the lack of public or community sewer systems to serve higher density planned areas.

Per the State of California Consolidated Plan 2005 – 2010:

- California’s homeownership rate in 2003 was the third lowest in the nation (*U.S. Census Bureau, Housing Vacancies and Homeownership Annual Statistics, 2003*).

In December of 2004, only 19 percent of California’s households could afford to buy the median priced single-family home (*California Association of Realtors, Press Release, February 10, 2004*).

Per the National Low Income Housing Coalition(*Press Release January 14, 2009*):

- More than 20% of the properties facing foreclosure nationwide are rentals, Because rental properties often are home to multiple families, renters make up roughly 40% of the families facing eviction, Very low income families and low income and minority communities bear the brunt of rental foreclosures.

While to date we have not experienced a problem with households of one finding available units when issuing vouchers and leasing up, when comparing the waiting list of families by number of family members against the availability of 1 bedroom units within the county, we potentially see a problem developing in the future.

Mobile homes make up the second largest unit type in the county, yet the HCV program serves few of those living in mobile home parks. The combination of total housing costs and lower incomes results in difficulty in the units being eligible for space rent assistance.

A seven year trend in poverty rates for both Nevada County and California shows less than 1% fluctuation but does not reflect the current economic crisis. (*U.S. Department of Commerce, Bureau of the Census*). The following tables help to illustrate the number of households below the poverty levels in the County and the household types. The County data does not break out into the Extremely Low and Very Low categories.

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Percentage Of Families And People Whose Income In The Past 12 Months Is Below The Poverty Level in Nevada County

All families	4.6%
All people	7.3%
With related children under 18 years	6.2%
Under 18 years	6.9%
With related children under 5 years only	6.6%

Related children under 18 years	5.4%
Married couple families	2.7%
Related children under 5 years	5.8%
With related children under 18 years	3.0%
Related children 5 to 17 years	5.3%
With related children under 5 years only	4.9%
18 years and over	7.4%
Families with female householder, no husband present	14.4%
18 to 64 years	8.2%
With related children under 18 years	17.0%
65 years and over	4.7%
With related children under 5 years only	18.1%
People in families	4.3%
Unrelated individ. 15 years & over	19.8%

County and Waiting List Household Types/Disabled, Elderly, Families

HUD determined median income \$65,000 for Nevada County in 2008

	Household Types % of County Population % of Waiting List Population	
	Disabled	18.50% 42.76%
	Elderly (age 62 up)	20.06% 13.97%
	Family	67.04% 37.93%
unavailable	Extremely Low (30% and below)	67.07%
unavailable	Very Low (50% and below)	32.93%

County Disabled Population 5 years and older per 2000 US Census in California as summarized by Independent Living Needs Assessment at www.infouse.com/disabilityneeds/countyall.php?county=nevada

County Elderly and Family per Data Set: 2005 American Community Survey / U.S. Census American FactFinder

Waiting List Data Source: Yardi Crystal Report base 7-15-08, 580 Households Not selected

VI. Accessibility

The Housing Authority maintains an apartment resource list. 1741 units are identified in 31 complexes. 256 of these units are neither subsidized nor accept Section 8. Fourteen of the

complexes are identified as having accessible units, with 10 more welcoming persons with disabilities. Eight of the complexes are identified as for seniors and/or people with disabilities only. Eighteen more specifically state that they welcome both seniors and persons with disabilities.

9.1 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.**

- Develop a PSA to encourage landlords to participate in the HCV program.
 - Increase landlord responsibility education on items including, but not limited to, VAWA, civil rights, side payments and utility cost clarification.
- Ensure adequate staff training, including, but not limited to, mandatory civil rights and cultural awareness training, technical training, CFRs, policies, procedures and soft skills.
- Review staff cases before taking termination actions.
- Review and improve quality control processes.
- Increase the number of case reviews.
- Establish new process for tracking due dates for annual inspections.
- Increase and improve use of Yardi Voyager system – take advantage of system controls, reports and fiscal aspects.
- Review annual contact processes for waiting list for areas of possible improvement.
- Research ability, appropriateness and affordability to raise the payment standard for manufactured homes spaces rents.
- Collaborate with other agencies to develop long-range plans and strategies that may allow the HA to be more competitive when additional voucher opportunities occur.
- Explore a regional approach to a homeownership program.
- Increase focus on self-sufficiency strategies aligning with the California Consolidated Plan.
- Document housing discrimination complaints and action taken.
- Maximize use of funding to serve the greatest number of households possible.

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.

To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination through the efficient and effective administration of the Section 8 Housing Choice Voucher and Family Self-Sufficiency Housing Programs.

1. Goal: Expand the supply of assisted housing
The NCHA has not received any additional vouchers but is currently utilizing some reserve funding to increase availability of vouchers. Opportunities for vouchers were reviewed as they occurred. Determination of eligibility or likelihood of ability to compete during a competitive process was made each time.
2. Goal: Improve the quality of assisted housing
The NCHA has maintained status as a High Performer. It continues to review management processes and look for ways to improve controls, use reports, and increase responsiveness to applicants, participants and landlords. It has identified areas to increase education of landlords on responsibilities and tenant rights and has increase staff training. Finally it has managed inspections to keep current and future units at appropriate standards.
3. Goal: Increase assisted housing choices
The NCHA educates on the availability of portability. The HA either absorbs or manages those who port to this jurisdiction. There is regular activity in this area, both leaving and

entering the jurisdiction. It has developed additional strategies to implement in the coming years such as developing PSAs to encourage landlord participation. It refers participants to programs that assist with rental deposits.

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4. Goal: Provide an improved living environment

The HCHA makes referrals to energy assistance, weatherization, and similar programs. It manages inspections to keep current and future units at appropriate standards and educates tenants and landlords on responsibilities.

5. Goal: Promote self-sufficiency through increased income and asset development of assisted households

The NCHA reviews its FSS plan to identify areas that need change and improvement. It identifies resources and opportunities for tenant referral. It identifies community programs and partners for support of program participants. It has been providing all applicants and participants with information on the services available at the one-stop career center.

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

The NCHA conducts annual mandatory training on civil rights, cultural awareness and discrimination and provides training on the hearing process and tenant rights. It maintains a list of affordable and accessible units and posts this list on the county website. Finally it maintains access to AT&T Language Line for translation needs.

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

Significant Amendment and substantial deviation/modification have the same definition:

Any policy change made for other than a budgetary reason that has a significant negative impact to the recipients of the program, including, but not limited to, reduction of payment standards or 3% or more reduction of vouchers to be utilized.

(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).

Not applicable

11.0

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.

(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) **To be attached**

(b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) **N/A**

(c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) **N/A**

(d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) **N/A**

(e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) **N/A**

(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.

(g) Challenged Elements **To be attached if any - N/A**

(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) **N/A**

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) **N/A**

1. Excellent Plan

No action regarding the plan required by the Housing Authority.

2. How long is a client authorized to look for housing under Portability?

No action regarding the plan required by the Housing Authority. Question was answered: *Portability clients are allowed an initial 60 days (as listed on their voucher from the initial Housing Authority); the client has to follow the regulations defined by HUD CFR's as well as policies and procedures for the agency that they are porting into. Extensions may be granted dependent upon certain extenuating circumstances as defined in agency administrative plans. The five year plan defines goals and strategies to educate and assist clients regarding portability.*

3. Has noticed the diversity in race and ethnicity in the county as the population grows. Was not surprised at the statistics within the plan but stated it is rather staggering to see in black and white. In her community at Eastridge Apts. Comments are mostly positive and appreciative of the rental assistance program. There are some that are on the waiting list and anxious for their acceptance to the program and assistance as their incomes are often very limited. She will read the plan again and may call with questions or comments.

No action regarding the plan required by the Housing Authority. Advised member of the Public Hearing and that all will be notified of the specific date and time. Response that process sounded very interesting.

No other comments were received regarding the plan as of the preparation date, February 24, 2009.

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning July 1, 2009, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Nevada County Housing Authority

CA146

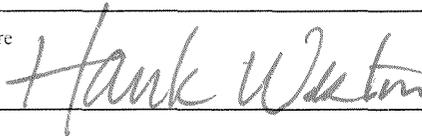
PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20¹⁰ - 20¹⁵

Annual PHA Plan for Fiscal Years 20¹⁰ - 20¹⁵

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

Name of Authorized Official	Title
Hank Weston	Chair, Board of Commissioners
Signature	Date
	4-14-09

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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

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

 2/25/09

Signed / Dated by Appropriate State or Local Official