

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: Housing Authority of the County of Stanislaus PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 10/2010 PHA Code: CA0-26				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 647 Number of HCV units: 3,996				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH
	PHA 2:				HCV
	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: - N/A				
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. - N/A				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: See Attachment # 1 (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Copies of the Plan may be obtained at: Housing Authority of the County of Stanislaus 1701 Robertson Road Modesto, CA 95351 Housing Authority - Patterson Office 506 Mayette Patterson, CA 95363 Stanislaus County Library 1500 I St. Modesto, CA 953				
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. See Att # 9				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				
8.2	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.				

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.</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. See Attachments # 2 and 3</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. See Attachments # 4</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. See Attachments # 5</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" - See Attachment # 6</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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

OTHER ATTACHMENTS:

ATTACHMENT # 7, VIOLENCE AGAINST WOMEN ACT

ATTACHMENT # 8, SITE-BASED WAITING LIST

ATTACHMENT # 9, PROJECT BASED UNITS

ATTACHMENT # 10, RAB COMMENTS

ATTACHMENT - EXECUTED ARRA COMP GRANT DOCUMENTS

ATTACHMENT - EXECUTED COMP GRANT DOCUMENTS

ATTACHMENT - REQUIRED EXECUTED CERTIFICATIONS

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

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

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

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

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

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

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

ATTACHMENT 1

Changes to the Elements

1. Minor changes to the Occupancy Policy

ATTACHMENT 2

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

1 = least need
5 = greatest need

ATTACHMENT 3

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

ATTACHMENT 4

Strategy for Addressing Needs

Need: Shortage of affordable housing for all eligible populations

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

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Continue to be an active lead agency in the County Wide Continuum of Care Plan in development

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

- Apply for additional “freestanding” FUP, or other “targeted” vouchers as application announcements are published through HUD, and apply for additional Shelter Plus Care
- Leverage affordable housing resources in the community through the creation of mixed finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

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

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

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

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

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

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

Need: Specific Family Type: The Elderly

Strategy 1: Target available assistance to the elderly:

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

Need: Specific Family Type: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Apply for special-purpose vouchers targeted to families with disabilities, should they become available

Affirmatively market to local non-profit agencies that assist families with disabilities

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

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

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

Strategy 2: Conduct activities to affirmatively further fair housing

Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

Market the section 8 program to owners outside of areas of poverty /minority concentrations

Other Housing Needs & Strategies:

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

Reasons for Selecting Strategies:

Funding constraints

Staffing constraints

Limited availability of sites for assisted housing

Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA

Influence of the housing market on PHA programs

Results of consultation with local or state government

Date: July 19, 2010
To: Board of Commissioners
From: William Fagan, Executive Director
Subject: Progress Report on Meeting Agency Goals and Objectives, For Commission Review and Discussion Only

BACKGROUND

In July of 2009, the Commission adopted the Authority's current Five Year Agency Plan. The submission of Agency Plans (Five year and yearly) is a federal requirement for all housing authorities. The current five year plan identified affordable housing needs, resources, and the Authority's policies, procedures and goals for addressing those needs over the five year period (2009 - 2014). This report is intended to provide the Commission an update on Authority, five year plan activity for the preceding one year period.

DISCUSSION

The Authority's Plan established strategic five-year goals and related objectives which the Authority was to achieve during the five year time frame. In the following material we have listed those goals and objectives and commented on the Authority's efforts and progress to achieve them.

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

Comments: Over the preceding one year period, the Housing Authority (HA) has made significant additions to its inventory of affordable housing and has provided home ownership opportunities as out lined below. Specifically the agency contributed 191 units to this effort and is on track to meet its goal:

Addition to HA Inventory	Home Ownership Units
100 Housing Choice Vouchers	60 units NSP Program
31 Units NSP Funding	

Objectives:

@ **Section 8** - Apply for additional rental vouchers: If federal funding becomes available expand the inventory of rental housing vouchers by 10% over the next 5 years.

Comments: The HA was awarded 100 Housing Choice Vouchers in September, 2009 for a 2.5% increase in program size. The HA applied for an additional 100 vouchers in June, 2010.

@ **Public Housing Program** - Reduce public housing vacancies: Achieve and maintain an average 99% Lease up Rate in the Public Housing Program over the following five year period.

Comments: With respect to our Public Housing occupancy goal of 99%, we are at 98.32% as of March 31, 2010.

@ **Development** - Leverage private or other public funds to create additional housing opportunities.

Comments: Staff has been working on several projects that will utilize funding resource available through the various cities and agency funds to develop new affordable housing opportunities. These projects will include senior housing in the city of Modesto and Waterford. In addition, the NSP programs have provided opportunities for the leveraging of funds for the creation of additional project possibilities. Staff is also working with other organizations in development of special needs projects.

@ **Development** - Subject to the availability of funding, develop or acquire 200 affordable rental housing units over the next 5 years.

Comments: To date, participation in the NSP program has resulted in an increase of 31 units to HA inventory. These units are designated for families at or below 50% of the Area Medium Income (AMI). In addition, we have acquired 60 units of housing that has been set aside for sale to families at or below 120% AMI. This has created additional affordable housing opportunities though out the County.

@ Other:

1. **Public Housing Program** - Implement a Lease to Purchase Home-ownership Program by June 2010

Comments: Because of other agency activities, we have moved the goal date to June 2012.

2. **Section 8** - Achieve and sustain a Section 8 program utilization rate of 99% by January 1, 2010

Comments: The Housing Choice Voucher (HCV) Program achieved a 99.6% utilization rate for fiscal Year 2009.

3. **Section 8** - Continue to expand upon existing marketing and outreach efforts to attract new landlord participants to the Section 8 program

Comments: The HCV Department currently has approximately 2,200 landlords participating in the Housing Choice Voucher Program. A newsletter is in development and a Landlord training Program will be established before fall 2012.

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

Comments: Over the preceding one year period, the Housing Authority has made significant improvements to its inventory of affordable housing which has substantially furthered this important agency goal.

@ **Public Housing Program** - Improve public housing management: (New PHAS Program score) achieve and maintain High Performer status in the Public Housing Program by October 1, 2011.

Comments: The Authority's Public Housing Program is currently designated High Performer. This program has been so designated since 2005.

@ **Section 8** - Improve voucher management: (SEMAP score) achieve and maintain High Performer status.

Comments: The HCV Program has been designated a High Performer for the past three fiscal years and it is anticipated that the HCV Program will be designated a High Performer for FY 09-10 as well

@ Increase customer satisfaction:

1. **Public Housing, Section 8 Programs-** Improve Communications with Residents and Program Participants through the use of newsletters and Resident Meetings.

Comments - Section 8 Program: A newsletter is in the process of development and distribution - anticipated by winter, 2011.

Comments – Public Housing Program: The Public Housing Program has conducted over 60 resident meetings and or Community Services Center, resident events over the preceding one year period.

2. **All Departments** - Continue to provide staff training opportunities which support improvements in the quality of the Authority's housing programs

Comments – Staff training is budgeted for on a yearly basis.

@ **Section 8** - Concentrate on efforts to improve specific management functions:

1. **Section 8** - Conduct Annual Housing Choice Voucher Program inspections within 365 days of the last inspection

Comments: Based upon PIC Data, the HCV Department has less than 2% of annual inspections which are more than 2 months overdue.

Section 8 - Conduct quality control audits of annual eligibility determinations for not less than 2 % of Housing Choice Voucher and Public Housing Program files

Comments: 100% of files are reviewed for each new entry level person and 10% of each regular staff person's caseload is reviewed annually for quality control.

2. **Section 8** - Conduct initial unit inspections for the Housing Choice Voucher Program within a 7 - 10 day time period

Comments: Inspections for new units are being conducted within 7-10 days of receipt of the Request for Tenancy Approval. Initial land lord checks are sent out within 3 weeks from the date the unit passes inspection

3. **Section 8** - Re-establish a landlord "hotline" to improve response time to inquiries

Comments: One staff person has been designated to address landlord concerns/issues on an "as needed" basis.

@ **Public Housing - Comp Grant Director-** Renovate or modernize public housing units: Complete Public Housing Modernization Activities in a timely manner.

Comments: Since 2009 we have completed or are in the process of completing modernization activities at 356 of our 647 Public Housing Program units. These projects include re-roofing with energy efficient cool roof products, replacement of HVAC systems with newer energy efficient systems and comprehensive interior and exterior modernization of two of our oldest developments. All of these activities were or are being completed within HUD established timeframes for the Capital Fund Program.

@ **Other**

1. **Administration** - Partner with county and/or city in efforts to improve housing stock and create stable, viable neighborhoods

Comments: The Housing Authority continues its partnership efforts with State, City and County government. The Housing Authority currently has partnerships with most, if not all, cities and county housing agencies and has developed

extensive partnerships with State housing agencies. These partnerships have proven invaluable to the Authority's modernization and development efforts.

- 2. Administration** - Plan and Coordinate Authority's housing stock modernization efforts with county and/or city infrastructure improvement efforts

Comments: Again, the Housing Authority has extensive partnerships with most, if not all, cities and county agencies and has developed working relationships with all these agencies. These partnerships continue to provide the basis of our coordination efforts.

- 3. Public Housing** - The Authority shall reduce the level of crime in its high vacancy complexes by not less than 20% by October 1, 2012.

Comments: The authority has reduced its crime rate by 38.07% from base line during this period.

- 4. Development/Comp Grant.** - The Authority shall improve the curb appeal of its complexes through completion of common area landscape improvements and other physical improvements by October 1, 2012

Comments: To date we have not completed any common area landscaping projects however we have completed roofing projects at 312 units and are in the process of exterior modernization projects for 44 other units. All of these activities have a positive impact on curb appeal for these complexes.

PHA Goal: Increase assisted housing choices

- @ **Section 8 Program** - Provide voucher mobility counseling at initial family briefings and during annual re-examinations

Comments: - Presently there are 40 program participants who are exercising "portability". HCV Program participants who are in the process of moving are provided with mobility counseling and provided with county-wide maps which identify non "Poverty-concentration" neighborhoods.

- @ **Section 8 Program** – Increase voucher payment standards/maintain the 2-tiered BPS to ensure families have the ability to locate affordable housing in less poverty-concentrated neighborhoods.

Comments: The Benefit Payment Standard was increased in March, 2010 and the HA continues to maintain a "two-tiered" Benefit Payment Standard to allow mobility within the County and opportunities for program participants to relocate to non poverty neighborhoods.

@ **Section 8 Program** – Continue to seek funding to continue the IDEA Home ownership Program for graduating FSS (Family Self-Sufficiency) Program participants.

Comments: The IDEA Program has now been replaced by the “WISH Program”. The HA applied for and was awarded \$45,000 for the WISH down-payment assistance program this fiscal year and intends to apply for additional funding in fiscal year 2010-11

@ **Section 8 Program** – Participate in Rental Property Association events, as they occur, to market potential Section 8 owners

Comments: The HCV Department has not had an opportunity to participate in the RPA event this fiscal year due to staffing constraints.

@ **Public Housing Program** - Implement public housing or other home ownership program by October 1, 2011

Comments: Because of other agency activities, we have moved the goal date to June 2012.

@ **Public Housing Program** - Implement public housing site-based waiting lists: The authority shall implement project- based waiting lists for complexes where such lists improve marketability

Comments: The Authority has received HUD approval of its 2009 Agency Plan (AP) which incorporated the new site based wait lists. AP approval is mandatory prior to implementation. Staff is currently gathering ethnic data to establish an “ethnic mix” baseline, determining applicant wait list preference, and incorporating the new lists and process into the Occupancy Policy prior to implementation. It is anticipated that implementation should begin by mid 2011.

PHA Goal: Provide an improved living environment

@ **Public Housing Program** - Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments as indentified by the PHA

Comments: The Authority continues its efforts to bring higher income public housing eligible households into its developments. To this end, the Authority has been able to place, approximately 60% of its new admissions, families with incomes of 30+ - 80% of the area median into its developments and it has increased the number of families paying the maximum rent from a baseline low of 31 families to a current high of 86. It should be noted that the current total represents a decrease in maximum rent families from a high of 131 to 86 presently. The reduction is a consequence of the housing market crisis which has presented greater housing choice and affordability to these higher income families.

@ **Public Housing Program** - Implement public housing security improvements

Comments: Our modernization improvements are incorporating needed security improvements. We are tracking reported crime in our developments and are working closely with both the Sheriff and City police departments around crime issues. The Authority contracts with these departments for on-site police services. Our crime data is consistently showing reductions from base line.

@ **Other:**

Section 8 Program - Continue to be lead agency participating in the County Wide Continuum of Care (COC) System and Development.

Comments: Since 1996, the Housing Authority (HCV Department Staff) continues to be the lead agency and applicant for the COC System

Section 8 Program - Continue to seek funding for Permanent Supportive Housing through the Continuum of Care NOFA. .

Comments: The HCV Department will be applying for Permanent Supportive Housing in the 2010 NOFA.

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

@ **Public Housing Program** - Increase the number and percentage of employed persons in assisted housing.

Comments: Currently 399 Public Housing families show earned income. These families represent 61.66% of total program families.

@ **Public Housing Program** - Provide or attract supportive services to improve assistance recipients' employability:

Comments: The Authority's Community Services centers continue to provide a host of important programs and support services geared to family self sufficiency. These services range from formal Junior College sponsored classes to individual help and referrals.

@ **Other:**

1. **Section 8 Program** - Maintain the number of Section 8 Family Self-Sufficiency Program participants at 80-100% of mandatory FSS slots

Comments: The FSS Program currently has 80% of mandatory slots filled.

2. **Public Housing Program** - Maintain 25 families in a new Focused Self Sufficiency Program, in the Public Housing Program by October 1, 2010

Comments: 31 families are currently active in the program.

3. **Public Housing Program** - Expand and enter into partnerships which will provide Self-Sufficiency Services in the Authority's Community Centers by October 1, 2010

Comments: The Authority's Community Services centers continue to provide and expand a host of important programs and support services geared to family self sufficiency.

4. **Public Housing Program** - Initiate an individual development account program for Public Housing residents by October 1, 2012

Comments: We are on track to timely develop and implement this program.

5. **Section 8 Program** - Apply for IDEA and Wish Program funds as application opportunities become available, which will allow up to \$10,000 in down payment assistance for graduating Family Self Sufficiency Families

Comments: The HA applied for and was awarded \$45,000 for the WISH (formally IDEA) down-payment assistance program this fiscal year and intends to apply for additional funding in fiscal year 2010-11

6. Increase the housing stock for the FSS Homeownership Program for Family Self Sufficiency participants by September 2011.

Comments: The Authority has a goal of, subject to the availability of funding, to develop or acquire 200 affordable rental housing units over the next 5 years.

In conclusion, it is apparent that the Housing Authority has made significant progress in achieving its stated goals and objectives and is on track to fulfill these within the five year period as out lined in the Authority's five year plan.

ATTACHMENT 6

DEFINITION OF SUBSTANTIAL DEVIATION:

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

ATTACHMENT 7

Violence Against Women Act Changes

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

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

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

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

Services and programs open to VAWA families:

Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (Waiting list/random selection/specific criteria/other)	Access (Development office / PHA main office / other provider name)	Eligibility (Public housing or Section 8 participants or both)
Money Sense - Personal Finance	Varies	Open enrolment	H.A. main office	Public Housing
PAL Programs	Varies	Open enrolment	Pat, Westley, Mod, Turlock, and Oakdale - Community Centers	Community
Community Services Centers (education, health, and community programs and resources)	Varies	Referrals/enroll	Pat, Westley, Mod, Turlock, and Oakdale	Community
Daycare services	Varies	Enrolment	Pat and Westley center	Community
Resident Work Exp Program	Varies	Enrolment	Modesto Com Center	Public Housing
Free Lunch Program/s	Varies	Open enrolment	Modesto Westley/Pat	Community

ATTACHMENT 10

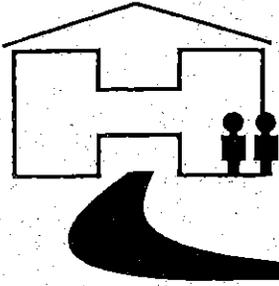
Housing Authority County of Stanislaus

Resident Advisory Board

We the members of the Resident Advisory Board have met and conferred with The Housing Authority of the County of Stanislaus concerning the contents of its 2010-11 Annual Plan submission to HUD and declare that we are in agreement with the contents of that plan.

July 21, 2010

Beatriz Fontiz _____
Esmeralda Ochoa _____
Patricia Alvarez _____
_____ _____
_____ _____



**Housing Authority
of the County of Stanislaus**

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

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

July 28, 2010

RE: Agency Plan, Stanislaus County Housing Authority

Dear Mr. Schneller:

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

Sincerely,

William A. Fagan
Executive Director

attachments



**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 October 1, 2010, 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 County of Stanislaus

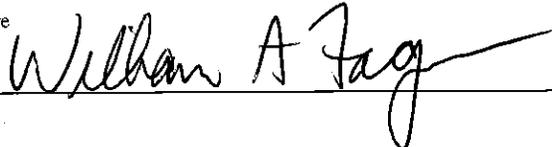
CA0-26

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20__ - 20__
 Annual PHA Plan for Fiscal Years 20¹⁰ - 20¹¹

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

Name of Authorized Official William A. Fagan	Title Executive Director
Signature 	Date 7/28/2010

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the County of Stanislaus

Program/Activity Receiving Federal Grant Funding

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name of Authorized Official

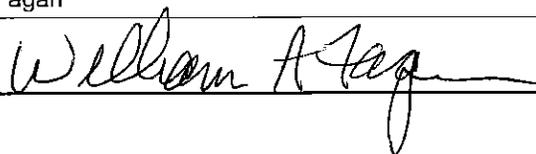
William A. Fagan

Title

Executive Director

Signature

X



Date

7/28/2010

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the County of Stanislaus

Program/Activity Receiving Federal Grant Funding

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

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

(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)

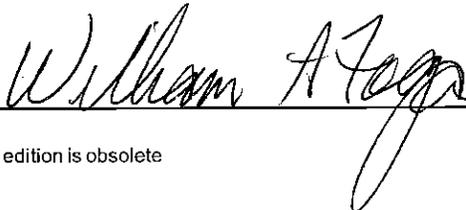
Name of Authorized Official

William A. Fagan

Title

Executive Director

Signature



Date (mm/dd/yyyy)

01/28/2010

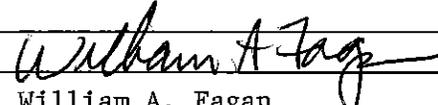
DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

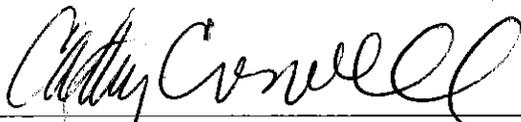
0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: <p style="text-align: center;">N/A</p> Congressional District, if known: ^{4c}	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: <p style="text-align: center;">N/A</p> Congressional District, if known:	
6. Federal Department/Agency: <p style="text-align: center;">N/A</p>	7. Federal Program Name/Description: <p style="text-align: center;">N/A</p> CFDA Number, if applicable: _____	
8. Federal Action Number, if known: <p style="text-align: center;">N/A</p>	9. Award Amount, if known: \$ _____ N/A	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> <p style="text-align: center;">N/A</p>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> <p style="text-align: center;">N/A</p>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>William A. Fagan</u> Title: <u>Executive Director</u> Telephone No. <u>209-557-2003</u> Date: <u>07/28/2010</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

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

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



Signed / Dated by Appropriate State or Local Official

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

I, Angela Freitas the Dep. Dir of Planning/Comm Dev certify

that the Five Year and Annual PHA Plan of the Stanislaus County Housing Authority is
consistent with the Consolidated Plan of the County of Stanislaus prepared
pursuant to 24 CFR Part 91.

 6-25-2010

Signed/Dated by Appropriate State or Local Official

Part I: Summary	
PHA Name: Housing Authority of the County of Stanislaus	Grant Type and Number Capital Fund Program Grant No: CA39P02650110 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval: 2010	

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no: _____)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	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				
3	1408 Management Improvements	\$187,000			
4	1410 Administration (may not exceed 10% of line 21)	\$137,264			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$46,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$992,379			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	\$10,000			
17	1499 Development Activities ⁴				

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

Part I: Summary						
PHA Name: Housing Authority of the County of Stanislaus		Grant Type and Number Capital Fund Program Grant No: CA39P02650110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval: 2010	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$1,372,643				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director			Date			
Signature of Public Housing Director			Date			

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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the County of Stanislaus					Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-Wide	7/14/2012		7/14/2014		
AMP 2 (26-2)	7/14/2012		7/14/2014		
AMP 2 (26-4)	7/14/2012		7/14/2014		

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 4/30/2011

Part I: Summary						
Housing Authority of the County of Stanislaus(CA026)		Locality (Modesto/Stanislaus County/CA)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	\$924,000	\$982,550	\$1,107,600	\$1,000,000
C.	Management Improvements		\$187,000	\$187,000	\$187,000	\$187,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		\$130,000	\$130,000	\$130,000	\$130,000
F.	Other		\$42,750	\$18,250		\$52,000
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$1,283,750	\$1,318,300	\$1,424,600	\$1,369,000
L.	Total Non-CFP Funds					
M.	Grand Total		\$1,283,750	\$1,318,300	\$1,424,600	\$1,369,000

Part I: Summary (Continuation)

PHA Name/Number		Locality (City/county & State)				<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY _____	Work Statement for Year 3 FFY _____	Work Statement for Year 4 FFY _____	Work Statement for Year 5 FFY _____	
		Annual Statement					

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: Housing Authority of the County of Stanislaus		Capital Fund Program Grant No: CA39802650109		FFY of Grant Approval: 2009	
Date of CFPP:		Replacement Housing Factor Grant No:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:3)	
<input type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost ¹	Expended
		Original	Revised ²		
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	163,218	163,218	163,218.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000	51,320	51,320.00	51,320.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	656,754	1,340,330	1,340,330.00	639,956.78
11	1465.1 Dwelling Equipment—Nonexpendable	772,213	77,317	77,317.00	77,317.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: Housing Authority of the County of Stanislaus	Grant Type and Number Capital Fund Program Grant No: CA39S02650109 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 8/31/2010		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA		Obligated
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		Expended
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,632,185	1,632,185.00
21	Amount of line 20 Related to LBP Activities		768,593.78
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

William A. Taylor 9/28/10

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