

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: <u>Housing Authority of the City of Grand Junction, CO</u> PHA Code: <u>CO051</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2010</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>0</u> Number of HCV units: <u>970</u>					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
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: <i>The Grand Junction Housing Authority's mission is to advocate for, and to provide safe, sanitary, suitable housing to residents of the Grand Junction area whose annual income falls below the median income of Mesa County.</i>					
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. <i>2005/2010 Goals Update attached. 2010/2015 Goals Attached</i>					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: 1, 2, 3 & 4 (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. At each property office and the main office. Once a year for two months at the Public Library and the GJHA website www.gjha.org.					
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>The GJHA has a Voucher Homeownership Program that is currently reserved for disabled families only. We have closed 2 transactions. The GJHA has awarded four Project Based Voucher contracts for a total of 42units.</i>					
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. NA					
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. NA					
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. NA					
8.3	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. NA					

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. <i>See Attached.</i></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. <i>See attached</i></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. <i>See attached.</i></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification":</p> <p><i>Changes to the admissions policies or organization of the waiting list which would have an impact on more than 20% of the applicants on the waiting list at the time of the change, and which were not contemplated in the Five Year Plan, or sale, designation, or conversion of any GJHA owned property that is not contemplated in the Five Year Plan, or changes in the legal structure of the agency or in its legal jurisdiction, which were not contemplated in the Five Year Plan. An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements. Such changes will not be considered a "substantial deviation".</i></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>

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.

PHA Certifications of Compliance with PHA Plans and Related Regulations	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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**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 10/2010, 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 of the City of Grand Junction

CO 051

PHA Name

PHA Number/HA Code

X _____ 5-Year PHA Plan for Fiscal Years 20¹⁰ - 20¹⁵

_____ Annual PHA Plan for Fiscal Years 20____ - 20_____

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

Ora Lee

Title

Vice
Chairperson, Board of Commissioner

Signature



Date

6/28/10

**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, Kristen Ashbeck the City CDBG Program Administrator certify that the Five Year and
Annual PHA Plan of the Housing Authority of the City of Grand Junction is consistent with the Consolidated Plan of
the City of Grand Junction prepared pursuant to 24 CFR Part 91.

 6/24/2010

Signed / Dated by Appropriate State or Local Official

GJHA Goals 2005-2010

Goal One: Generate additional revenue to fill the gap for HUD funding cuts and to reduce per unit costs in order to serve more households on the Waiting Lists

- **Explore potential to provide property management services for private property owners, perhaps under a new 501(C)3.** *501(c)(3) established and operational.*
- **Explore potential to provide residential rehab services for private property owners, perhaps under a new 501(C)3.** *GJHA staff and board explored this objective but found that the community had little interest in this type of service. This objective is complete.*
- **Expand the single-family home acquisition & rehab program, both for the Lease to Purchase Homeownership Program and for resale to generate cash.** *Due to market conditions program is on hold.*
- **Consider lease of Ratekin Tower Apartments rooftop for communication equipment placement.** *Considered and decided against due to potential damage to roof and relatively small profit.*
- **Complete HUD required selection process to site-base Vouchers for the Family Unification Program.** *Completed – 42 vouchers have been project based including 28 FUP Vouchers.*

Goal Two: Actively seek opportunities to increase the number of affordable housing units in the Grand Valley

- **Analyze the potential to sell Capital Terrace Town Homes to generate cash that can be reinvested.** *Accomplished – sold in December 2007*
- **Study the viability of mixed income/mixed use developments combining affordable housing and commercial retail uses.** *Ongoing*
- **Aggressively pursue reinvestment of the Downtown Housing Effort (DHE) funds in partnership with the Downtown Development Authority.** *Ongoing*
- **Develop Proposal for Tenant-Based Rental Assistance in partnership with Mesa County and School District 51.** *Complete. Four year contract with Colorado Division of Housing for HOME funds used as Tenant Based Rental Assistance (Next Step Housing Program) completed in February of 2010. GJHA has been offered the opportunity to apply for additional funds under this program. Additionally, GJHA's program has been chosen as a model program for the DOH's future TBRA contracts.*

Goal Three: Expand homeownership opportunities for entry-level buyers.

- **Expand the single-family home acquisition and rehab program, both for lease-to-purchase and for resale to generate cash.** *Due to market conditions this program is on hold at this time. Previously GJHA acquired, renovated and sold 5 homes to low income families.*
- **Develop an Employer-Assisted Home Ownership Program in partnership with Freddie Mac and approximately twenty (20) local Employers.** *Accomplished. Currently 8 employers are participating in the program called Calling Mesa County Home. 11 families have been able to purchase their own home due to the program.*

Goal Four: Actively seek opportunity to expand services GJHA provides to households throughout the Grand Valley Community through partnerships with the local governments.

- **Pursue Intergovernmental Agreement with the City of Fruita.** *Ongoing*
- **Actively participate in the “Grand Valley Housing Partnership”.** *Ongoing*

Goal Five: Complete financial and compliance requirements for Linden Pointe Development; seek options to develop an on-site Child Care Facility.

- **Complete close-out of Linden Pointe; Compliance requirements; Full lease-up; Audit; Perfect Tax Credits; Obtain Equity Pay-Ins.** *Goal accomplished in 2007.*
- **Seek options to develop a Child Care Center at Linden Pointe.** *Thoroughly explored the option of adding a child care center at Linden Pointe. However, there is not enough land available to develop a center with the necessary capacity.*

GJHA Goals 2005-2010

HUD STRATEGIC GOALS:

Expand Supply of assisted housing:

Objective 1 -Apply for additional rental vouchers. Apply for CDOH TBRA and additional voucher allocations under the SuperNofa. *Applied for and received a four year award of TBRA in partnership with School District 51. Applied for two separate rounds of vouchers and was not awarded either. Received 60 VASH Vouchers. Received 30 replacement vouchers in 2008.*

Objective 2- Leverage local match funds. *Received funding from both the City and County for development and administration of TBRA. Additionally, received funds from the City and County to purchase units at 2910 Bunting, Village Park land parcel and expand Walnut Park Apartments.*

Improve the quality of assisted housing:

Objective 1- Concentrate on efforts to improve specific management functions. *Streamlined our intake process and created a better set of internal controls.*

Objective 2- Increase assisted housing choices.

- Provide voucher mobility counseling: *Mobility counseling is undertaken with each mover family.*
- Conduct outreach efforts to potential voucher landlords: *Accomplished via new landlord forums, training and creation of a Landlord Advisory Board.*
- Implement public housing or other homeownership programs: *Creation of a lease to purchase program resulted in four new homeowners; implementation of Voucher Homeownership Program with two homeowners to date.*
- Other: Maintain Security Deposit Program: *Ongoing. Added several new deposit programs with excellent success rates; Maintain Landlord Advisory Board: Ongoing. Meetings are held quarterly; Project base up to 20% of GJHA's vouchers: ongoing. To date GJHA has project based 42 units.*

HUD Strategic Goal: Improve community quality of life and economic vitality.

Objective 1- Other: *Explore opportunities in Workforce Housing: completed development of Linden Pointe (92 units of Tax Credit housing); Completed development of Arbor Vista (72 Units of Tax Credit housing); Acquisition of units: Acquired 32 units of Market Rate housing. Project Base Vouchers in areas of low concentrations of poverty (Project based 42 units in varying areas of the city and county).*

HUD Strategic Goal: Promote Self Sufficiency and asset development of families and individuals:

- *Increased the number of participants in our Family Self sufficiency program; created two new homeowners through Voucher homeownership and four via the lease to purchase program; created the Calling Mesa County Home Program working with local employers to provide resources for homeownership and staff stability. Became a HUD certified foreclosure counseling agency. Partnered with other local non-profits and received HPRP funds to distribute as deposit assistance. Provide monthly self sufficiency and renters education classes. Hired a Service Coordinator to work with our elderly/disabled families living in Ratekin Towers; refurbished computer lab at Ratekin Towers; expanded our homeownership program to include education, down payment assistance, etc.*

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans:

- *GJHA provides annual training in Fair Housing to all Landlords and staff; GJHA is preparing to develop additional units at Walnut Park which will all be ADA compliant plus. With financial assistance from our local Department of Human Services we have been able to hire three housing advocates who work tirelessly to ensure our families receive fair treatment and advocacy.*

Outcome – Increase Awareness/Appreciation of GJHA, its programs and services.

Goal - Develop and implement a Public Relations and Marketing Plan.

Objective 1 – Develop and Maintain a Constituency Matrix.

Objective 2 – Develop and ongoing issues agenda and use Matrix.

Objective 3 – Constantly seek opportunities to tell our story and raise issues appropriately.

Goal – Develop opportunities to provide Value-Add to private sector Partners and improve the quality and affordability of the rental housing market.

Objective 1 – Continue and strengthen the Landlord Advisory Committee

Objective 2 - Continue to provide quality training to regional Housing Authorities and Landlords.

Objective 3 - Share Legislative information with GJHA Board.

Objective 4 - Consider Colorado LIHTC Investor Pool w/CHFA.

Objective 5 - Research the need for Property Management Services in the non-profit and for profit market.

Objective 6 - Develop and fund a Multi Family Rehab Loan Program that targets area of blight.

Outcome – Complete Development/Redevelopment of GJHA owned properties.

Goal – Complete Walnut Park Expansion; providing 12 fully accessible ADA units bringing us in compliance with Fair Housing rules and regulations.

Objective 1 – Receive final HUD approval to move forward with project.

Objective 2 – Complete construction contract and begin construction.

Objective 3 - Finalize the refinancing of the property.

Goal - Complete year 15 Crystal Brook Townhomes buy out.

Objective 1 – Initiate discussion with Enterprise.

Objective 2 - Seek and consider refinancing options.

Objective 3 - Evaluate property's capital improvement needs.

Goal – Complete rehab of the Bunting Property.

Objective 1 – Seek out financing to complete needed rehab.

Objective 2 - Complete all energy efficiency upgrades.

Goal - Complete develop plan for Bookcliff Property

Objective 1 – Seek input from staff and community

Objective 2 - Seek out financing options

Goal - Sell single family homes and vacant lot

Outcome – Seek out and manage program growth

Goal – Expand provision of the Foreclosure Counseling Services

Objective 1 – Develop Services and Funding Plan

Objective 2 – Consider and explore partnership options

Objective 3 - Seek out funding sources

Objective 4- Continue to provide services and increase capacity through fairs and other group events

Goal - Apply for new vouchers and other HUD funding as it becomes available

Objective 1 – Obtain funding to continue GJHA's Next Step Housing Program serving families with children in School District 51

Objective 2 - Apply for additional Mainstream vouchers

Objective

**Grand Junction Housing Authority
Agency Plan 2010
Housing Needs**

Current waiting list numbers-

Housing Choice Vouchers:	1827
Elderly:	136
Disabled:	378
Male:	398
Female:	1429
Race:	
White:	1287
Black/African American:	34
American Ind/Alaskan Native:	29
Asian:	8
Nat. Hawaiian/Pacific Is.	3
Ethnic:	355
Non-Ethnic:	1472
Families w/children:	1164

By Bedroom Size:

1	630
2	825
3	319
4	50
5	3

By Income Limit:

30%	1253
50%	556
80%	18

Waiting list by zip code:

Zip Code	Count	By Income:	Average Hourly wage	Average Annual Income
81501	451			
81503	206			
81504	293	SSI, SSDI:	51%	\$6,400
		Working	34%	\$17,661
		TANF	4.5%	\$5,258
81505	61	No Income	1.5%	\$0
		other type of income	9%	NA
81506	42			
81507	57			
81520	262			
81521	135			
81523	4			
81524	9			
81526	46			
81527	12			
81624	3			
Outside of Mesa County:	246			

Consolidated Plan Identified Housing Needs:

1 – Increase the number of affordable housing units. The Grand Junction City Consolidated Plan states that population growth has exceeded growth in affordable housing. The GJHA continues to be the only significant source of new affordable units.

Grand Junction and Mesa County continue to lag behind its Colorado counterparts with regard to economic recovery. In 2009, GJHA found its Voucher Program costs rising at an alarming rate. This resulted in a shortfall of HAP funding. No new regular Vouchers were issued in 2009, resulting in long waiting lists with an average wait of up to two years.

With the downturn in the economy, vacancy rates have risen as well. In the first quarter of 2009 rates were 4%. In the second quarter rates were 11.6%, the second highest in the state. Although vacancy rates are increasing, rents have not shown a significant decrease. With the vacancy rate increasing, long waiting lists and rents that are not decreasing, it makes sense to apply for more Housing Choice Vouchers. GJHA has applied for 100 Mainstream and 50 Family Unification Vouchers. GJHA also received 60 VASH Vouchers this year. GJHA will continue to apply for all new Vouchers as they are made available.

GJHA has several lots available for development. GJHA will continue its development efforts when the market allows us to do so. GJHA is working on a small infill development at its Walnut Park Apartments. The development will add 12 units of fully ADA accessible housing. This addition will also bring Walnut Park Apartments into compliance with Section 504.

GJHA also recently purchased a 27 unit complex at 2190 Bunting Ave with grants from the County, City and other funders. Currently, GJHA is working to improve the property through energy efficiencies and overall updates.

2 – Increase the number and type of home ownership opportunities available to low –to moderate – income homebuyers. GJHA currently has an active homeownership program that includes, employer assisted homeownership, first time homeowner education, down payment assistance and foreclosure counseling. GJHA also has a Voucher Homeownership Program. The GJHA plans to expand in all areas of service regarding homeownership, with special emphasis on the Voucher Homeownership Program and foreclosure counseling.

3 – Remove or reduce substandard housing units. The GJHA does not own any substandard units but intends to work with the City of Grand Junction to initiate a Multi-family loan program that offers reduced interest rate loans for certain areas to encourage Landlords to make improvements (still in proposed stage).

4 – Preserve existing stock of affordable rental units. GJHA continues to monitor the market for opportunities to preserve affordable housing stock.

5 & 6– Reduce the impact of barriers to affordable housing. Establish programs that include the provision of security deposits, legal services and other advocate programs helping renters/owners obtain and maintain housing. GJHA has several security deposit programs including a grant program and guarantee program. GJHA continues to look for ways to expand these programs. GJHA has, through a grant from Mesa County, two Housing Advocates who work with Voucher Program Participants. Their jobs include advocating for and assisting Voucher families in finding and maintaining housing through mediation, education and other services.

The Consolidated plan states that homelessness is a growing challenge in Grand Junction. GJHA has applied for 30 new Tenant Based Rental Assistance Coupons (HOME funds) to utilize in its Next Step Housing Program. The Next Step Housing Program is a unique collaborative that serves homeless families with children in our local school district. By serving children the goal is to intervene early and prevent possible future homelessness.

GJHA recently purchased a 27 unit complex with a TANF grant from the county and other funds. 12 of the units have been set aside for homeless families in the Family Unification Program. GJHA provides intensive case management to those families through a grant from the Department of Human Services.

GJHA has a staff person who serves on the Board of Directors of the local homeless shelter and has a staff person who is a Certified Bridges out of Poverty trainer. In addition to partnering with other agencies to provide unduplicated services to our families, the GJHA continues to work toward removing barriers to housing by reviewing its policies and procedures and ensuring access to GJHA programs is fair and equitable to all.

The Grand Junction Housing Authority recently participated in a comprehensive study of housing needs in the Grand Valley that addresses supply, quality and affordability. See attached.