

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>
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.

ATTACHMENT A

Changes to PHA Plan elements:

1. No revisions have been made to the PHA Plan elements since its last Annual Plan submission.

ATTACHMENT B

Housing Needs of Families in Stanislaus County by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	8,476	5	5	5	5	5	5
Income >30% but <=50% of AMI	9,435	5	5	5	5	5	5
Income >50% but <80% of AMI	41,223	1	5	4	3	3	5
Elderly	51,551	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	14,721	5	5	5	5	5	5
Hispanic	196,701	5	5	5	5	5	5
Other (non-Hispanic and non-Afro-American)	376,806	5	5	5	5	5	5

1 = least need
5 = greatest need

ATTACHMENT C

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	4,481		107
Extremely low income <=30% AMI	3,980	89	
Very low income (>30% but <=50% AMI)	440	10	
Low income (>50% but <80% AMI)	61	1	
Families with children	2,908	65	
Elderly families	326	7	
Families with Disabilities	515	12	
Race/ethnicity White	3,573	80	
Race/ethnicity Hispanic	2,175	49	
Race/ethnicity Black	585	13	
Race/ethnicity Indian	86	2	
Race/ethnicity Asian	147	3	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1,612	36	12
2 BR	2,569	57.3	38
3 BR	234	5.2	43
4 BR	60	1.3	13
5 BR	6	.1	1
5+ BR	0	0	0

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 announcements of applications 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

ATTACHMENT E

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. This report is intended to provide an update on the Authority's five-year activity plan for the preceding one year period.

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 has made significant additions to its inventory of affordable housing and has provided home ownership opportunities as outlined below. Specifically, the agency contributed 191 units to this effort and is on track to meet its goal.

Addition to HA Inventory

100 Housing Choice Vouchers
32 NSP funding units
3 land parcels for development
3 acres of land for development

Home Ownership Units

89 NSP program units

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. However, due to the number of applicants and limited funding, the Housing Authority was not selected via the lottery. As of May 2011, the Housing Authority has not applied for additional HCV funds. If HUD announces an opportunity, the HA intends on applying for additional funding.

- 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 99.35% as of March 31, 2011.

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

Comments: Staff has been working on several projects that will utilize funding resources 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 five years.

Comments: To date, participation in the NSP program has resulted in an increase of 32 units, 3 parcels ready for development of single-family homes and 3 acres of land for development of affordable housing 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 throughout the County.

- Other:
 1. Public Housing – Implement a Lease to Purchase Homeownership Program by June 2010.

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

 2. Housing Choice Voucher – Achieve and sustain a Section 8 program utilization rate of 99% by January 1, 2010.

Comments: The Housing Choice Voucher (HCV) program has achieved a 98% utilization rate for FY 2010 and is currently at 100.35% year-to-date for FY 2011.

 3. Housing Choice Voucher – 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 of 2013.

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, 2012.
Comments: The Authority’s Public Housing Program is currently designated Standard Performer. We are working diligently to improve our REAC scores in the physical assessment component of the PHAS review to regain our High Performer status..

- Housing Choice Voucher – Improve voucher management: (SEMAP score) Achieve and maintain High Performer status.
Comments: The HCV Program has been designated a High Performer for the past four fiscal years (2006-2010) and it is anticipated that for FY 2011, the HCV Program will be designated a high performer as well.

- Increase customer satisfaction.
 1. Public Housing / Housing Choice Voucher Programs – Improve communications with Residents and program participants through the use of newsletters and Resident meetings.
Comments: Housing Choice Voucher – A newsletter is in the process of development and distribution, anticipated by winter 2011.
Comments: Public Housing – The Public Housing program has conducted over 74 resident meetings and/or Community Services 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 on a yearly basis.

- Housing Choice Voucher – Concentrate on efforts to improve specific management functions.
 1. HCV Program – Conduct annual Housing Choice Voucher program inspections within 365 days of the last inspection.
Comments: Based on PIC data, the HCV department has less than 2% of annual inspections which are more than 2 months overdue.

HCV Program – 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. HCV Program – 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 Request for Tenancy Approval. Initial landlord checks are sent out within 2 weeks from the date the unit passes inspection.

3. HCV Program – Reestablish 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 – Capital Fund Program: Renovate or modernize public housing units. Complete Public Housing Modernization Activities in a timely manner.

Comments: Since 2009, we have completed modernization activities at 312 of our 647 Public Housing program units. These projects included re-roofing with energy efficient cool roof products and replacement of HVAC systems with newer energy efficient systems. Currently we are working on comprehensive interior and exterior modernization of 44 units in two of our oldest developments and have plans to start work on an additional 25 units by January 2012. All of these activities were or are being completed within HUD established time frames for the Capital Fund program.

➤ Other

1. Administration – Partner with count 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 governments. 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: 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 44.41% from the baseline 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 and have plans

for another 25 units. All of these activities have a positive impact on curb appeal for these complexes.

PHA Goal: Increase assisted housing choices.

- Housing Choice Voucher – Provide voucher mobility counseling at initial family briefings and during annual reexaminations.
Comments: Presently, there are 25 program participants who are exercising “portability”. HCV program participants who are in the process of moving are provided with mobility counseling and countywide maps which identify non-poverty concentrated neighborhoods.
- Housing Choice Voucher – Increase voucher payment standards and maintain the 2-tiered Benefit Payment Standard (BPS) to ensure families have the ability to locate affordable housing in less poverty concentrated neighborhoods.
Comments: The BPS was increased in March 2010 and the Housing Authority continues to maintain a 2-tiered BPS to allow mobility within the County and opportunities for program participants to relocate to non-poverty neighborhoods.
- Housing Choice Voucher – Continue to seek funding to continue the IDEA Home ownership program for graduating Family Self-Sufficiency (FSS) program participants.
Comments: The IDEA program has been replaced by the WISH” program. The Housing Authority applied for and was awarded \$45,000 for the WISH down-payment assistance program this fiscal year 2010 and has applied for \$45,000 for FY 2010-11.
- Housing Choice Voucher – Participate in Rental Property Association (RPA) events, as they occur, to market potential Section 8 landlords.
Comments: The HCV department has not had an opportunity to participate in the RPA event this fiscal year due to staffing constraints.
- Public Housing – 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 – Implement additional 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 approval of its 2009 Public Housing Agency (PHA) Plan which incorporated the new site based wait lists. PHA Plan approval is mandatory prior to implementation. Staff is currently gathering data to establish an “ethnic mix” baseline, determining applicant waitlist preference and incorporating the

new lists and process into the Occupancy Policy prior to implementation. It is anticipated that implementation should begin by mid 2012.

➤ Public Housing – 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 regarding crime issues. The Authority contracts with these departments for on-site police services. Our crime data is consistently showing reductions from the baseline.

➤ Other:

1. Housing Choice Voucher – Maintain the number of Section 8 FSS program participants at 80-100% of mandatory FSS slots.

Comments: The FSS program currently has 80% of mandatory slots filled and is working towards increasing this level to 100% participants due to an additional FSS Coordinator Position added in 2010.

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

Comments: 40 families are currently active in the program.

3. Public Housing – 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 – 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. Housing Choice Voucher – HA will 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 FSS families.

Comments: The Housing Authority applied for and was awarded \$45,000 for the WISH (formally IDEA) down-payment assistance program this fiscal year and has applied for additional funding in fiscal year 2010-11 in the amount of \$45,000.

6. Development – Increase the housing stock for the FSS homeownership program for FSS participants by September 2011.

Comments: The Authority has been able to obtain this goal with the assistance and application of NSP funding. Expansion of the program for FSS participants,

PHA residents and other low-income families is anticipated through the continued acquisition and development of affordable housing.

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 5 year period as outlined in the Authority's 5-year plan.

ATTACHMENT F

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.

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

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

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CA39P02650111 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2011 FFY of Grant Approval: 2011	
PHA Name: Housing Authority of the County of Stanislaus		Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:)			
Type of Grant	Original	Revised ¹	Obligated	Total Actual Cost ¹	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:				Revised ¹	Expended
Line	Summary by Development Account	Total Estimated Cost	Obligated		
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ²				
3	1408 Management Improvements	187,000.00			
4	1410 Administration (may not exceed 10% of line 21)	105,548.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	46,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	706,940.00			
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	10,000.00			
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 RHIF 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		FFY of Grant: 2011	
PHIA Name: Housing Authority of the County of Stanislaus	Grant Type and Number Capital Fund Program Grant No: CA39P02650111 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2011	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<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 Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHIA		
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)	1,055,488.00	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
<i>William A. Ag...</i>		<i>8/1/2011</i>	
		Date	

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⁴ RHF funds shall be included here.

Capital Fund Program—Five-Year Action Plan

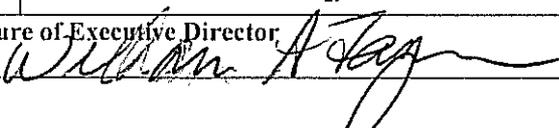
U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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>2011</u>	Work Statement for Year 2 FFY <u>2012</u>	Work Statement for Year 3 FFY <u>2013</u>	Work Statement for Year 4 FFY <u>2014</u>	Work Statement for Year 5 FFY <u>2015</u>
B.	Physical Improvements Subtotal	Annual Statement	\$982,500	\$990,550	\$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		\$102,948	\$102,948	\$102,948	\$102,948
F.	Other		\$36,000	\$36,000	\$42,000	\$42,000
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$1,308,448	\$1,316,498	\$1,439,548	\$1,331,948
L.	Total Non-CFP Funds					
M.	Grand Total					

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year <u>2</u> FFY <u>2012</u>			Work Statement for Year <u>3</u> FFY <u>2013</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 2 (26-10) Kitchens, Bathrooms, Floors & Lighting	45	\$913,500	AMP 1 (26-8) Kitchens, Bathrooms, Floors & Lighting	20	\$364,000
	AMP 4 (26-26) Replace Siding	9	\$45,000	AMP 1 (26-5) Replace Fencing	16	\$24,000
	AMP 1 (26-5) Replace Fencing	16	\$24,000	AMP 1 (26-8) Replace Fencing	20	\$30,000
				AMP 1 (26-6A) Replace HVAC @ Childcare Center	6	\$60,000
				AMP 2 (26-1,2,4,7,10) Replace Fencing	151	\$223,500
				AMP 5 (26-17) Replace Exterior Doors & Siding	67	\$137,350
				AMP 5 (26-19) Replace Exterior Doors & Siding	74	\$151,700
	Subtotal of Estimated Cost		\$958,500	Subtotal of Estimated Cost		\$990,550

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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: CA39S02650109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 8/31/2010 <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)	1,632,185	1,632,185	1,632,185	1,468,967	
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		
		07/12/2011				

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⁴ RHF funds shall be included here.

Part III: Implementation Schedule for Capital Fund Financing Program					Federal FFY of Grant: 2009
PHA Name: Housing Authority of the County of Stanislaus					
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	
AMP2, AMP4, AMP5	12/31/09	3/10/10	03/17/12		Work In Progress
AMP2	5/31/09	3/10/10	8/31/10	8/31/10	
AMP2	12/31/09	3/10/10	4/17/11		Work In Progress
AMP4	6/30/09	3/10/10	9/14/10	11/10/10	Filing of Notice of Completion Paperwork
AMP5	6/30/09	3/10/10	9/14/10	10/8/10	Filing of Notice of Completion Paperwork
AMP1,2,3	12/31/09	3/11/10	8/31/10	8/31/10	

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.

